PP APPROVAL RECORD

Planning Permission

Survey 110/2B1 and 8 more

Karaisuthu Navaladi, Thisayanvilai taluk

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 6DHYS2X4/2026/TCP Date : 17/08/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Karaisuthu Navaladi Village Panchayat,
Radhapuram Panchayat Union, Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning – Tirunelveli District – Thisayanvilai Taluk – Radhapuram Panchayat Union – Karaisuthu Navaladi Panchayat – Karaisuthu Pudur Village – S.F.Nos.110/2B1, 2B2, 2C2A2, 2E, 4, 5, 6, 7 and 127/1A1A3 – Extent of the site 23690.00 sq.m (5.85 Acres) – Technical Clearance / Layout approval issued – Forwarded for further action – Reg.

Ref :
1. Applicant Tr. Prince P, Tr. Hastan J and Tr. Jeyasankar P, online application No. 6DHYS2X4, dated 30.05.2026.
2. This office Road Pattern letter ROC No. 6DHYS2X4/2026/TCP, dated 24.07.2026.
3. Joint Director, Agriculture Department, Tirunelveli, No-Objection Certificate Letter No. A4/4031/2026, dated 18.06.2026.
4. Resolution No. 175, Meeting No. 4/2026, dated 30.06.2026 of Karaisuthu Navaladi Village Panchayat, Radhapuram Panchayat Union (piped drinking water supply).
5. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020/T, dated 24.12.2020.
6. Registered Gift Deed Document No. 3034/2026, dated 31.07.2026 (in favour of Karaisuthu Navaladi Village Panchayat) and Registered Gift Deed Document No. 3025/2026, dated 31.07.2026 (in favour of TANGEDCO), Sub-Registrar Office, Thisayanvilai.
7. G.O.(Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.
8. G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019, G.O.(Ms) No. 16, Municipal Administration and Water Supply Department, dated 31.01.2020 and G.O. (Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.(Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.
10. G.O.(Ms) No. 141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No. 19113/4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Letter No. 13686/2017/LA1, dated 08.09.2017 of the Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No. 320/2022/TCP3, dated 07.01.2022 of the Director of Town and Country Planning, Chennai (Circular).
14. Letter Roc No. 4367/2019/TCP2, dated 14.08.2021 of the Director of Town and Country Planning, Chennai (Circular).
15. Applicant payment of Scrutiny Fees of Rs.35,535/- vide Receipt No. 2026053066308, dated 30.05.2026.
16. Applicant payment of Centage Charges (e-Challan No. 20260807067640, dated 07.08.2026) and Development Charges and Sub-Division Charges (Receipt No. 2026080766308, dated 07.08.2026).

With reference to the 1st cited application, the applicants Tr. Prince P, Tr. Hastan J and Tr. Jeyasankar P have requested approval of a residential layout in Tirunelveli District, Thisayanvilai Taluk, Radhapuram Panchayat Union, Karaisuthu Navaladi Panchayat, Karaisuthu Pudur Village, S.F.Nos.110/2B1, 2B2, 2C2A2, 2E, 4, 5, 6, 7 and 127/1A1A3, to an extent of 23690.00 sq.m (5.85 Acres).

In continuation, with reference to the 2nd cited letter, the Road Pattern for the proposed residential layout was issued by the office of the District Town and Country Planning, Tirunelveli District

on 24.07.2026. Accordingly, the applicants have, through registered Gift Deed Document No. 3034/2026, dated 31.07.2026, handed over the road area of 8330.20 sq.m (inclusive of splays), the
Open Space Reservation (Park) area of 1572.37 sq.m (10.24%) and the Public Purpose site PP-A measuring 84.95 sq.m (0.55%) to the Karaisuthu Navaladi Village Panchayat, and through
registered Gift Deed Document No. 3025/2026, dated 31.07.2026, handed over the Public Purpose site PP-B measuring 85.75 sq.m (0.56%) to TANGEDCO, free of cost, as required under Rule 47
and Rule 47(8) of the Tamil Nadu Combined Development and Building Rules, 2019.
Further, with reference to the 3rd cited letter, the Joint Director, Agriculture Department, Tirunelveli has issued the No-Objection Certificate for use of the said punjai lands for non-agricultural
purposes, and with reference to the 4th cited resolution, the Karaisuthu Navaladi Village Panchayat has resolved to provide drinking water supply to the layout through its piped water supply
system on remittance of the required tap connection charges by the applicants.
On receipt of the registered Gift Deeds and on receipt of payment of Centage Charges, Development Charges and Sub-Division Charges vide the 16th cited references, the residential layout has
been approved and the Technical Clearance number is issued as L.P/TVL.DTCP No: SWP/79/2026, subject to the following conditions:
Conditions:
1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
3. The local authority shall take over the road area, OSR (Park) area and Public Purpose site handed over through the registered Gift Deed cited and shall maintain the same for the common use
of the public.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub-Registrar of Registration Department and the office of the Assistant Director of Survey and
Land Records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the
TamilNilam/Collab land website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
Special Conditions:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified
through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any
dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the
local body. The concerned local body shall prescribe the standards for the provision of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking
over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners/developers. Reasonable period to be prescribed for
upkeep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in
the layout or 5 years whichever is later as envisaged under the directions issued by the Government Orders vide references 8th, 9th and 10th cited above.
3. The local authority shall also ensure that the sub-division for the land earmarked for road and land meant for public purposes such as Local Body and TANGEDCO are properly carried out and
transferred in favour of the Local Body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under the Tamil Nadu Real Estate (Regulation & Development) Act, 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority. The
applicant has to comply with the said provisions.
5. The Applicant/Developer/Proponent shall remit requisite fees towards the bulk sub-division of plots in the appropriate Survey Department and shall sell the plots to the purchasers along with
patta and survey sketch which may help the purchasers to get transferred patta in their name immediately after purchase.
6. Drinking water supply to the layout shall be availed only through the piped water supply system of the Karaisuthu Navaladi Village Panchayat after remitting the charges assessed by the
Panchayat for providing the tap connections, as resolved in the 4th cited resolution.
7. No borewell / open well / groundwater extraction structure shall be permitted within 30 metres from the burial

place(s), as indicated in the approved plan.
8. If the layout is located in an area other than the planning area, the local authority shall also collect the Scrutiny fee of Rs.1,000/- per plot and 3% of market value of land as land use
conversion charges before issuing the final approval as envisaged in the Government Order under the reference 8th cited above. The payment of charges shall be made under the following
head of account: 0217 Urban Development - 60 Other Urban Development Schemes - 800 Other Receipts - AS Receipts under Land Use Conversion Charges - 227 Non-Taxation Fees - 09
Collections (IFHRMS CODE: 0217-60-800-AS 22709).
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent: 23690.00 sq.m (5.85 Acres)
No. of Plots:120 Nos. (as per approved drawing)
Road area (including splays), gifted to Local Body: 8330.20 sq.m
OSR (Park) area, gifted to Local Body: 1572.37 sq.m (10.24%)
Public Purpose PP-A (Local Body): 84.95 sq.m (0.55%)
Public Purpose PP-B (TANGEDCO): 85.75 sq.m (0.56%)

Enclosure:
1. Layout original map and Conditions – 2 sets.

Joint Director,
District Town and Country Planning,
Tirunelveli District.

Copy to:
1. Tr. Prince P, Tr. Hastan J and Tr. Jeyasankar P, No.8/8, Middle Street, Nallammalpuram, Kumarapuram, Thisayanvilai Taluk, Tirunelveli District - 627 657.
2. The Chairman, Tamil Nadu Real Estate Regulatory Authority, No.133, G-Block, I Avenue, Anna Nagar (East), Chennai - 600 102. (Email: Contact.tnrera@tn.gov.in)
3. The Assistant Director, Department of Survey and Land Records, Tirunelveli District.
4. The Sub-Registrar, Thisayanvilai Sub-Registrar Office, Tirunelveli District.
5. The Tahsildar, Thisayanvilai Taluk, Tirunelveli District.
6. The Assistant Engineer, TANGEDCO, Thisayanvilai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	35535	30/05/2026
2	OSR Fee		
3	Centage Charges	40500.00	07/08/2026
4	Development Charges	47380.00	07/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	54000.00	07/08/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.