

PP

APPROVAL RECORD

Planning Permission

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. 6XFHI8ZQ/2026/TCP

Date : 12/08/2026

From:

Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Uvari Village Panchayat,
Radhapuram Panchayat Union,Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District – Tisaiyanvilai Taluk – Radhapuram Panchayat Union – Uvari Village Panchayat – Karaisuthu Uvari Village – S.F.No.350/2B2A – Extent of the site 3863.96 sq.m (0.95 Acre) – Technical Clearance / Layout approval issued – Forwarded for further action – Reg.

Ref : 1. Applicant Tr. Jeyanthan Fernando R, online application No.6XFHI8ZQ, dated 07.05.2026.
2. This office Road Pattern letter ROC No.6XFHI8ZQ/2026/TCP, dated 29.06.2026.
3. Joint Director, Agriculture Department, Tirunelveli, No-Objection Certificate Letter No.A4/3173/2026, dated 15.05.2026.
4. Assistant Divisional Engineer, Highways (C&M), Radhapuram, Letter K.No.13/2025, dated 19.11.2025
5. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
6. Registered Gift Deed document No.2142/2026, dated 09.06.2026 (Highways-acquired road portion of 176.04 sq.m handed over to Uvari Village Panchayat).
7. Applicant Tr. Jeyanthan Fernando R Gift Deed documents No.2602/2026 and 2603/2026, dated 06.07.2026.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O.18, Municipal Administration and Water Supply Department, dated: 04.02.2019, G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
12. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
14. Letter Roc No.320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
15. Applicant payment of Scrutiny Fees of Rs.6,060/- vide Receipt No.2026050665204, dated 06.05.2026.
16. Applicant payment of Centage Charges (e-Challan No.20260810085864, dated 10.08.2026), and Development Charges and Sub-Division Charges (Receipt No.2026081065204, dated 10.08.2026).
17. Payment towards Open Space Reservation (OSR) charges remitted to Government account on 04.08.2026 vide e-Challan No.20260804102830.
18. Letter Roc No.4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

With reference to the 1st cited application, the applicant Tr. Jeyanthan Fernando R has requested approval of a residential layout in Tirunelveli District, Tisaiyanvilai Taluk, Radhapuram Panchayat Union, Uvari Village Panchayat, Karaisuthu Uvari Village, S.F.No.350/2B2A, to an extent of 3863.96 sq.m (0.95 Acre). The total extent of the land as per Patta No.1916 is 4040.00 sq.m out of which an extent of 176.04 sq.m taken away by the Highways Department for road purposes has been handed over to the

Uvari Village Panchayat through the registered Gift Deed document No.2142/2026, dated 09.06.2026, vide the 6th cited reference. The site derives access from the Nanguneri – Bharathar Uvari Road (SH-89) at Km 35/205, for which a no-objection certificate has been issued by the Highways Department vide the 4th cited reference, and the Joint Director of Agriculture, Tirunelveli has issued the No-Objection Certificate vide the 3rd cited reference. 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 29.06.2026. Accordingly, the applicant has, through registered Gift Deed document No.2602/2026 dated 06.07.2026, handed over the road area of 1330.14 sq.m (inclusive of splays) and the Public Purpose site PP-A measuring 24.00 sq.m to the Uvari Village Panchayat, and through registered Gift Deed document No.2603/2026 dated 06.07.2026, handed over the Public Purpose site PP-B measuring 22.88 sq.m to TANGEDCO, free of cost, as required under Rule 47 of the Tamil Nadu Combined Development and Building Rules, 2019. Further, in lieu of providing the Open Space Reservation (park) area, a sum of Rs.4,09,209/- as per the Government guideline value has been remitted to the Government account on 04.08.2026 vide the 17th cited reference.

On receipt of the registered Gift Deeds and on receipt of payment of Scrutiny Fees, Centage Charges, Development Charges and Sub-Division Charges, the residential layout has been approved and the Technical Clearance number is issued as L.P/TVL.DTCP No: SWP/78/2026, 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 applicant should hand over the land earmarked for road widening through registered gift deed to the local authority so as to give access to the adjoining land. The local authority shall take over the said land and only after ensuring said registered gift deed is made, final approval for the Subdivision layout may be processed.
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. Concerned local body shall prescribe the standards for the provisions 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 Order vide references 9th, 10th and 11th 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 Authority. The applicant has to comply the said provisions.
5. The Applicant/Developer/Proponent shall remit requisite fees towards the bulk subdivision of plot 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. The low-tension electric line passing through the site shall be re-aligned by the applicant along the alignment of the layout road at his own cost, in consultation with TANGEDCO, as indicated in the approved plan, and no compound wall shall be raised in a manner obstructing the layout roads.

7. The access to the layout from the Nanguneri – Bharathar Uvari Road (SH-89) shall be formed strictly in accordance with the conditions stipulated in the no-objection certificate of the Highways Department (4th cited), including provision of a concrete pipe culvert so as not to obstruct the flow of rain water along the highway.

8. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

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: 3863.96 sq.m (0.95 Acre)

No. of Plots: 19 Nos.

Road area (including splays), gifted to Local Body: 1330.14 sq.m

Public Purpose PP-A (Local Body): 24.00 sq.m (0.94%)

Public Purpose PP-B (TANGEDCO): 22.88 sq.m (0.90%)

OSR – amount remitted to Government account in lieu: Rs.4,09,209/-

Enclosure:

1. Layout original map and Conditions – 2 sets

Joint Director

District Town and Country Planning,
Tirunelveli District.

Copy to:

1. Tr. Jeyanthan Fernando R, 20-23/28, West St. Antony Street, Kootapuli, Levinjipuram, Radhapuram Taluk, Tirunelveli District - 627 127.

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)

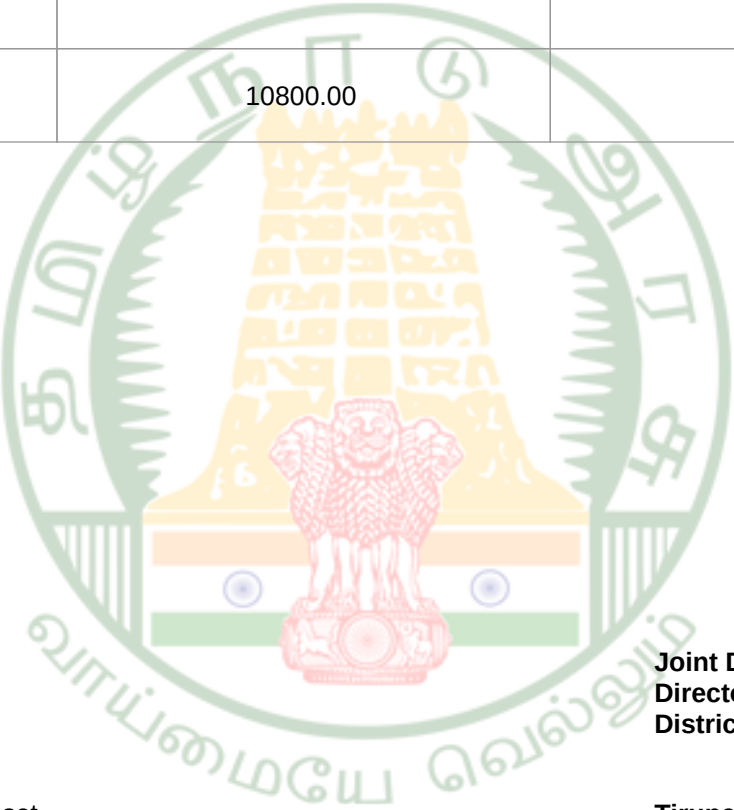
3. The Assistant Director, Department of Survey and Land Records, Tirunelveli District.

4. The Sub-Registrar, Tisaiyanvilai Sub-Registrar Office, Tirunelveli District.

5. The Tahsildar, Tisaiyanvilai Taluk, Tirunelveli District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6060	06/05/2026
2	OSR Fee		
3	Centage Charges	8100.00	10/08/2026
4	Development Charges	8080.00	10/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	10800.00	10/08/2026



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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

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](#)



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

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

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

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



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.

