PP APPROVAL RECORD

Planning Permission

Survey 4/2 and 7 more

Chathira Puthukulam, Tirunelveli 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. TF4PJBQH/2026/TCP Date : 13/05/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Commissioner,
Tirunelveli Corporation,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout - District of Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli Corporation - Tirunelveli Taluk - Thachanallur Town - Chathira Puthukulam Village - Ward-A, Block-25, T.S.Nos.4/2, 5/1, 6, 7/1 (Old S.No.574, 575, 576, 577) - Site Extent – 23.96 Acres (96,950.00 sq.m) - Layout Plot Pattern - Technical Concurrence issued by Directorate of Town and Country Planning – Planning Permission under section 49 of Town and Country Planning Act, 1971 – Issued – Reg.

Ref : 1. Applicants M/s Sameeraa Foundations Pvt Ltd., Represented by its Authorised Signatory Mr.V.Kumaresan. and Tr. J. Abdullah Represented by its General Power of Attorney Tr.K.Jahir Hussian Online Application No. 7QOY9PE7 Dated: 10.01.2026.
2. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report, Dated:12.01.2026
3. Approved Road Pattern issued by Director of Town and Country Planning in online Application No.7QOY9PE7/2026/TCP6, dated:25.02.2026
4. Applicant M/s Sameeraa Foundations Pvt Ltd., Represented by its Authorised Signatory P.Vijayakumar, Gift deed document No. 646/2026 and 647/2026 dated.17.04.2026.
5. G.O.(Ms.) No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.) No.18, Municipal Administration & Water Supply department, dated: 04/02/2019.
7. G.O.(Ms.) No.16, Municipal Administration & Water Supply department, dated:31/01/2020.
8. G.O.(Ms.) No.141, Housing and Urban Development [UD 4 (3)], dated:23-09-2020.
9. G.O.(Ms.) No.181, Housing and Urban Development [UD 4 (1)], dated: 09-12-2020.
10. G.O.(Ms.) No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
11. Housing and Urban Development department Letter No: 19113/UD4(3)/2017-1, dated: 30-08-2017.
12. Director of Town and Country Planning, Circular ROC No: 13686/2017/LA-1, dated 08-09-2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Technical concurrence and approved Plot pattern issued by Director of Town and Country Planning in online Application No.7QOY9PE7/2026/TCP6, dated:22.04.2026.
15. Demand payment request letter, dated:27.04.2026 (Payment of Centage Charges, Development Charges, Subdivision Charges).
16. Applicants M/s Sameeraa Foundations Pvt Ltd., payment paid on 28.04.2026. (Payment of Centage Charges, Development Charges, Subdivision Charge and Flag Day Fund).

With reference to the application cited, the applicants have requested approval for a Residential Layout in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli Corporation, Tirunelveli Taluk, Thachanallur Town,
Chathira Puthukulam Village, Ward-A, Block-25, T.S.Nos.4/2, 5/1, 6, 7/1 (Old S.Nos.574, 575, 576, 577) with a total site extent of 23.96 Acres (96,950.00 sq.m).
The proposal was forwarded to the Directorate of Town and Country Planning for Technical Concurrence. The Directorate has issued approved road pattern and directed the applicant to hand over the land earmarked for
road, park, Public Purpose areas to local body and TANGEDCO concerned vide reference 3rd cited above.
On receiving the gift deed documents for the above said earmarked areas (Document Nos. 646/2026 and 647/2026 dated 17.04.2026) through the online application, the Directorate has issued Technical Concurrence for

the
proposed layout with approved road pattern and plot pattern and assigned Concurrence No. LP/DTCP No.73/2026 with instructions to applicant regarding submission of original Gift Deed documents to the concerned Local Body and TANGEDCO, and with instruction to the local body for forwarding copies of final approval (by following due procedures) to the Registration Department, Department of Survey and Land Records and to this office for appropriate action/information.

Based on the Technical Concurrence and approved Road and Plot Pattern issued by the Directorate of Town and Country, the Planning Permission for the proposed Residential Layout is hereby issued and assigned number as PP/LP/TLPA No.51/2026 subject to the following special conditions.

Special Conditions:

1. With reference to the 6th, 7th and 10th cited Government orders, “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 up keep/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”.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated:31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in favour of local body concerned. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant.

Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As accepted by the land owner / developer, a strip of land to a width of 1.00 metre along the frontage of Plot Nos. 27 to 31 abutting the 9.00 m wide road (Road No.33-33) shall be handed over to the Local Body through registered Gift Deed in order to widen the said road to 10.00 metres width for facilitating improved traffic circulation and transportation requirements. This shall be ensured by the Local Body before issuing the final approval.

7. As per TNCDBR-2019, the following fee and charges are collected as follows:

Copy To:

1. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block,I Avenue, Anna Nagar (East),
Chennai - 600 102.

2. The Assistant Director,
Department of survey and land Records,
Tirunelveli District.

3. Tirunelveli Joint 1 Register,
Tirunelveli District.

4. Tahsildar,
Tirunelveli taluk,
Tirunelveli district

5. M/s Sameera Foundations Pvt Ltd,

6/11, Mahalingam Street,
Nungambakkam, Egmore,
Chennai-600 004.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	145425	10/01/2026
2	OSR Fee		
3	Centage Charges	159000.00	28/04/2026
4	Development Charges	193900.00	28/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	318000.00	28/04/2026

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.