PP APPROVAL RECORD

Planning Permission

Survey 473/14A1A1A1 and 1 more

Therkku Kallikulam, Radhapuram 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. 96RREL57/2026/TCP Date : 06/08/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Therkku Kallikulam Village Panchayat,
Radhapuram Panchayat Union, Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District – Radhapuram Taluk – Radhapuram Panchayat Union – Therkku Kallikulam Village Panchayat – Therkku Kallikulam Village – S.F.No.473/14A1A1A1 – Extent of the site 8558.00 sq.m (2.11 Acres) – Technical Clearance / Layout approval issued – Forwarded for further action – Reg.

Ref :
1. Applicant Tr.V.Paranthaman Nambi and Tmt.A.Praveena Nachiyar, online application No.96RREL57, dated 20.06.2026.
2. This office Road Pattern letter ROC No.96RREL57/2026/TCP, dated 21.07.2026
3. Joint Director, Agriculture Department, Tirunelveli, No-Objection Certificate Letter No.A4/4362/2026, dated 24.06.2026
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant Tmt.Jameela Beevi letter, dated:17.06.2026 (Gift deed document No.3720/2026 and 3722/2026 dated.22.07.2026).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
10. Government Letter No.19113/4(3) / 2017-1, Housing and Urban Development Department Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular)
13. Demand payment request letter, dated 29.07.2026 (requiring payment of Centage Charges, Development Charges and Sub-Division Charges).
14. Applicant payment of Centage Charges (e-Challan No.20260730034762 dated 30.07.2026), and Development Charges and Sub-Division Charges (Receipt No.2026073067359 dated 30.07.2026).
15. Payment of Rs.4,41,606/- towards Open Space Reservation (OSR) charges in lieu of park area of 622.00 sq.m, remitted to Government account on 28.07.2026 vide e-Challan No.20260728027686.
16. 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 applicants Tr.V.Paranthaman Nambi and Tmt.A.Praveena Nachiyar have requested approval of a residential layout in Tirunelveli District,
Radhapuram Taluk, Radhapuram PanchayatUnion, Therkku Kallikulam VillagePanchayat, Therkku Kallikulam Village, S.F.No.473/14A1A1A1, to an extent of 8558.00 sq.m (2.11 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 21.07.2026. Accordingly, the applicants have, through registered Gift Deed document No.2882/2026 dated 24.07.2026, handed over the road area of 2338.25 sq.m (inclusive of splays) and the
Public Purpose site PP-A measuring 49.77 sq.m to the Therkku Kallikulam Village Panchayat, and through registered Gift Deed document No.2880/2026 dated 24.07.2026, handed over the Public
Purpose site PP-B measuring 32.32 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 of 622.00 sq.m, a sum of Rs.4,41,606/- as per the Government guideline value has been remitted to the Government account
on 28.07.2026 vide the 15th cited reference.
On receipt of the registered Gift Deeds and on receipt of payment of 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/73/2026, 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 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 as envisaged under the directions issued by the Government Order vide references 7th, 8th and 9th 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 crossing the layout site shall be re-aligned by the applicant along the alignment of the layout road, in consultation with TANGEDCO, as indicated in the approved
plan.
7. Sewage shall not be let into, and garbage shall not be dumped into, the odai in S.No.467 abutting the eastern boundary of the layout; the 3.00 m wide buffer strips (Pulveli Pakuthi 1 and 2)
earmarked along the odai shall be maintained free of any construction.

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 7th 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: 8558.00 sq.m (2.11 Acres)
No. of Plots: 45 Nos.
Road area (including splays), gifted to Local Body: 2338.25 sq.m
Public Purpose PP-A (Local Body): 49.77 sq.m (0.80%)
Public Purpose PP-B (TANGEDCO): 32.32 sq.m (0.52%)
OSR (park area 622.00 sq.m) – amount remitted to Government account in lieu: Rs.4,41,606/-

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

Joint Director / Deputy Director / Assistant Director (i/c),
District Town and Country Planning,
Tirunelveli District.
Copy to:
1. Tr.V.Paranthaman Nambi and Tmt.A.Praveena Nachiyar, 202/18/4, Nambi Nagar, Therkku Kallikulam, Radhapuram Taluk, Tirunelveli District - 627 113.
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, Valliyur Sub-Registrar Office, Tirunelveli District.
5. The Tahsildar, Radhapuram Taluk, Tirunelveli District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12837	20/06/2026
2	OSR Fee		
3	Centage Charges	16500.00	30/07/2026
4	Development Charges	17116.00	30/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	22000.00	30/07/2026

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.