

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. BYF14MBJ/2026/TCP

Date : 13/02/2026

From:

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

To :

The President,
Kumarapuram Village Panchayat,
Radhapuram Panchayat Union,
Tisaiyanvilai Taluk,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning – Tirunelveli District - Tisaiyanvilai Taluk – Radhapuram Panchayat Union – Kumarapuram Village Panchayat - Kumarapuram Village – S.F.No. 69/3B1, 70/1A, 70/1B, 71/2, 71/3– Site extent of 16955.00 sq.m (4.19 Acres) - Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicants Thiru.C.Jeyaraman, P.Ganesan and V. Ramamurthy, Online Application No. BYF14MBJ, dated 08.10.2025.
2. Joint Director, District Town and Country Planning Office, Tirunelveli District, Online Letter No. BYF14MBJ/2025/TCP, Dated.24.12.2025 (Road Pattern issued)
3. Joint Director (i/c) of Agriculture, Tirunelveli District, Letter No. 4/7716/2025, Dated: 30.10.2025.
4. Letter of Thiru.C.Jeyaraman, P.Ganesan and V. Ramamurthy, dated 06.02.2026 (Gift Deed Document No. 35/2026, dated 05.01.2026 and 396/2026, dated 03.02.2026.)
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Online Demand payment Request letter dated 09.02.2026 (Centage, Sub Division and Development Charges).
16. Letters of Thiru.C.Jeyaraman, P.Ganesan and V. Ramamurthy, dated 12.02.2026 (Payment of Centage, Sub Division and Development Charges).

Order:

In the reference 1st cited, the applicants have requested approval for a Residential layout in Tirunelveli District, Tisaiyanvilai Taluk, Radhapuram Panchayat Union, Kumarapuram Village Panchayat, Kumarapuram Village, comprised in S.F.Nos. 69/3B1, 70/1A, 70/1B, 71/2, 71/3, measuring an extent of 16955.00 sq.m (4.19 Acres).

In continuation, the road pattern for the proposed residential layout was issued on 24.12.2025 as per 2nd reference cited. Further, the applicant has

executed a registered gift deed handing over the roads and road splay areas, Open Space Reservation (OSR), and the public purpose area (A) to the concerned local body vide Document No. 396/2026, dated 03.02.2026 and Public Purpose Area (B) to the TANGEDCO vide Document No.35/2026, dated.05.01.2026.
Hence, the Residential Layout is hereby Technically Approved, and the Layout Approval Number is assigned as L.P/TVLD No. SWP/17/2026, subject to the following conditions.

General Conditions:

1. After obtaining the original approved layout map and original gift deed documents from the applicant and after ensuring compliance with the provisions cited in Reference Nos. 8 and 10, the local body shall accord final approval to the layout.
2. On issuing final approval, the local body is requested to forward a copy of the approval proceedings and conditions to this office immediately.
3. After final approval by the local body, the approved residential layout plan shall be forwarded to the concerned Registration Department and Land Survey Department for information and appropriate action.
4. An acknowledgement of receipt of approved plans and proceedings shall be sent to this office.
5. As per the 13th cited circular, the proceedings and approved layout maps shall be forwarded to the concerned Tahsildar for updating details in the Tamil Nilam Website.

Special Conditions

1. As per References 8, 9 and 10,
 - a) if the located site lies in the Municipal/ Corporation areas: 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 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.
 - b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
 2. As per References 11 and 12, the local body must issue final approval only after transfer of earmarked roads, public purpose areas and TANGEDCO areas and subdivision in favour of the concerned local body
 3. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
- Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
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. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, 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 any dispute arises over individual rights, 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 per TNCDBR 2019 the following fee and charges are collected as follows:

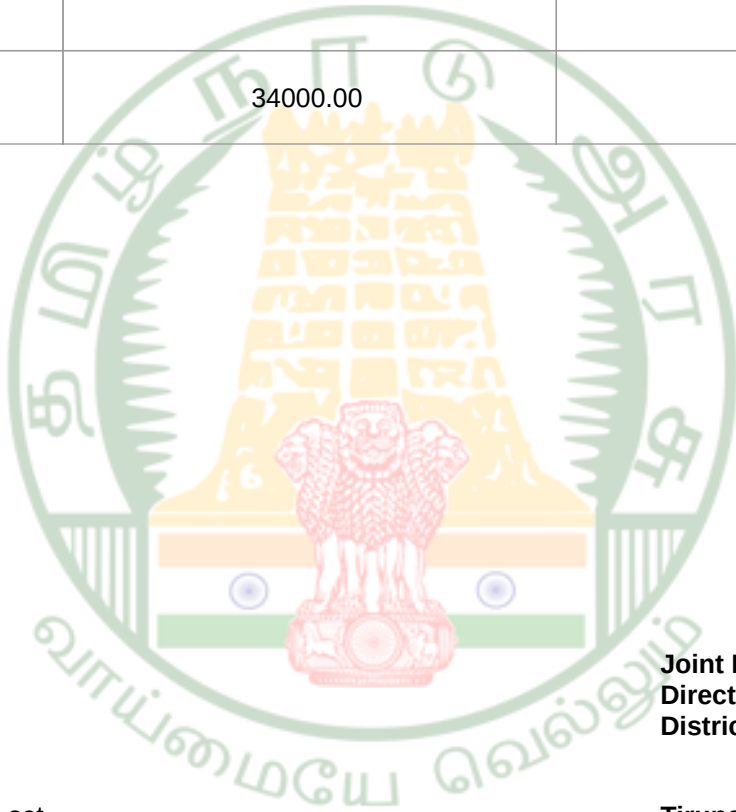
Copy to

1. Thiru.C.Jeyaraman,P.Ganesan and V. Ramamurthy,
No.348, Udankudi Road,
Thisaiyanvilai,
Tirunelveli-627657.

2. Record



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	25433	08/10/2025
2	OSR Fee		
3	Centage Charges	25500.00	10/02/2026
4	Development Charges	33910.00	10/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	34000.00	10/02/2026



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

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



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.

