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REFERENCE
Online Application No: D8I6JHRF.

ISSUED
10 April 2026

PP APPROVAL RECORD

Planning Permission

Survey 797/1 and 15 more

Kalakadu Part I, Nanguneri 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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. Online Application No: D8I6JHRF./2026/TCP Date : 10/04/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Commissioner,
Kalakadu Municipality,
Tirunelveli District.

Sir/ Madam,

Sub : Revised Residential Layout - HACA Area - District Town and Country Planning - Tirunelveli District - Nanguneri Taluk - Kalakadu Municipality - Kalakadu part 1 Village - Comprised S.No. 797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A, 800/1B, 801/1A1A, 801/1A1B, 801A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 & 801/7- Extent of 16979.90 Sq.m (4.19Acres) - Revised Residential Layout Technical clearance / concurrence issued - Forwarded for further action - Reg.

Ref :
1. Applicant Thiru.Layakh Ali And Six Others online application No: D8I6JHRF, Dated:14.02.2026.
2. District Town and country planning Office, Tirunelveli District Letter No: D8I6JHRF (Road pattern issued on 20.02.2026 and previews Road Pattern Issued on. 24.05.2024)
3. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
4. Applicant Thiru.Layakh Ali And Six Others Letter, Dated:26.03.2026. (Local body Gift deed document No.1301/2024, dated:05.07.2024 & 424/2026, dated:13.03.2026).
5. Joint Director, District Town and Country Planning Office, Tirunelveli, Letter no. 2011/2020/TVL-3, dated: 12/08/2020. (Addressed to Applicant).
6. The Additional Chief Secretary, MA&WS department letter no. 2450/TP-4/2021-7, dated.22.11.2021. (Addressed to DTCP).
7. DTCP Letter no. 562/2022/TCP-6, dated: 31/03/2022 (Addressed to Joint Director, District Town and Country Planning Office, Tirunelveli).
8. Assistant Director (I/c), Department of Geology and Mining, Tirunelveli No Objection Certificate No. M2/32352/2020, dated.18.11.2020.
9. The Principal Chief Conservator of Forests, Chennai Letter K.Dis.No.TS4/48124/2018, dated.28.01.2020.
10. Executive Engineer, Agricultural Engineering, Tirunelveli Letter No. A1/2568/2020, dated.10.12.2020.
11. NOC from the Sub Collector, Cheranmahadevi L.Dis.No.5434/2021/A2), dated.26.08.2021.
12. The District Collector, Tirunelveli (Inevitability Certificate for Wet lands) Letter Roc. No.G1/34032/2022, dated. 19.10.2022.
13. The Chief Secretary, MA&WS (TP-3) Department letter No.2050/TP-3/2023-5, dated.15.12.2023.
14. Joint Director of Agriculture, Tirunelveli District NOC Letter No. N2/290/2022, dated. 04.03.2022.
15. Government circular no. 15535/UD-4(3)/2019-2, dated. 18/02/2020.
16. Minutes of the 82nd HACA Committee Meeting held on 02.04.2024 (Agenda No.11).
17. DTCP Letter no. 562/2022/TCP-6, dated: 10/05/2024.
18. DTCP Letter no. 562/2022/TCP-6 dated 11.05.2024.
19. This office file no. 3852/2021/TVL-3 and relevant documents.
20. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
21. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
22. G.O.18, Municipal Administration and Water Supply Department, dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
23. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

24. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
25. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
26. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
27. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
28. Demand payment Request Letter, Dated:11.07.2024 & 27.03.2026 (Requiring payment of Centage Fee and Flag Day Fund).
29. Applicant Thiru. Layakh Ali And Six Others Letter Letter, Dated:15.07.2024 & 31.03.2026 (Payment of Centage Fee and Fee and Flag Day Fund).
30. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
31. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
32. This office Online Roc No. 733K90XC, Dated: 16.07.2024 (Approved No. L.P/TVLD No:SWP/55/2024).

ORDER:

An application seeking technical clearance / concurrence for the proposed formation of a residential layout to an extent of 18,364.82 sq.m (4.53 acres) in the land bearing S.F.Nos. 797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A, 800/1B, 801/1A1A, 801/1A1B, 801/1A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 & 801/7 situated at Kalakadu Part I Village, Kalakadu Municipality, Nanguneri Taluk, Tirunelveli District, was received through the online portal on 20-05-2024 and processed as per the prevailing rules. Earlier, since the land on which the layout situate has been declared as Hill area as per the G.O.Ms No. 44 of Planning and Development Department dated 02-04-1990 and 49 Housing and Urban Development department dated 24-03-2003, the same was placed before the Hill area conservation authority meeting held on 02-04-2024 and the Authority has recommended the approval of the layout, subject to the conditions imposed by the Principal Secretary to Government, Municipal Administration and Water Supply (TP(3)) Department, vide Letter No. 2050/TP3/2023-5, dated 15.12.2023.

The Director of Town and Country Planning, Chennai through the letter under reference 17th cited above has directed the District Town and Country Planning office, Tirunelveli to grant the Technical Concurrence for an area of 4.53 Acres by excluding the disputed land under Criminal inquiry, out of total area of 6.72 Acres as per the recommendation of the Hill Area Conservation Authority. Accordingly, the District Town and Country Planning office, Tirunelveli had conveyed it's technical concurrence for area of 4.53 Acres vide letter under reference 32st cited above.

Subsequently the applicant has submitted an application through online portal vide reference 1st cited above seeking revised technical concurrence citing that the area for the proposed layout got reduced since the actual site boundary got shifted from it it's original alignment towards the owners property due to various reasons. Also, the site area for the proposed layout got reduced to 4.19 Acres (16979.90 sqm). Hence the revised application submitted by the applicant was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above and on receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Development charges and Centage charges vide reference 28th cited above, the technical clearance /concurrence is issued to the mentioned layout subject to the following conditions;

Conditions:-

1. The Technical Clearance/Concurrence is issued to the above mentioned layout and the concurrence number is assigned as L.P/TVLD No: SWP/38/2026 (This Layout Revises the earlier concurrence number L.P/TVLD No: SWP/55/2024)
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. 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.
4. 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 layout may be processed.
5. 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.

6. 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 Tamil Nilam/Collabland website.
7. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through E-mail.
8. After obtaining the layout map and original gift deed documents from the applicant and after complying the rules mentioned in the Government order reference 8th, 10th, and
17th cited, the local body shall issue final approval to the layout.
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 8th,9th, 10th
and 17th 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. 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-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)
6. Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS Plots are not sold even after 3 years from the date
approval, the Owner/Layout developer may apply to the competent authority seeking amalgamation of the EWS plots as envisaged under G.O. 16, Municipal Administration and
Water Supply Department, Dated: 31.01.2020.
7. The scrutiny, adequacy of various parameters were examined and approved by my predecessor and therefore, its entire responsibility shall rest over my predecessor as for it’s
admissibility and verification etc.,
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Sale Deed Document Area 27200.00 Sq.mt.
site Area as on ground 25815.08 Sq.mt.
Area of plots already sold out and under criminal investigation- to be deleted/excluded 4686.86 Sq.mt (-)
Area meant for layout roads which were already handed to the local body to be deleted 4151.32 Sq.mt (-)
Proposed Layout Area 16979.90 Sq.mt. (4.19 Acres)
No.of Plots allotted -107 Nos - (1-15, 16-17A, 18-30, 31-34A, 35-46, 47,47A, 48-51, 52, 52A, 53-58, 59, 59A, 60, 61, 62-68A, 69-91 -Including EWS Plots)

No of EWS Plots allotted 38 Nos - (16, 16A, 17, 17A, 31, 31A, 32, 32A, 33, 33A, 34, 34A, 47, 47A, 52, 52A, 59, 59A, 62, 62A, 63, 63A, 64, 64A, 65, 65A, 66, 66A, 67, 67A, 68, 68A, 74
& 75)
Layout road area handed over to the local body vide document no.1301/2024. 2919.94 Sq.mt.
Total Park Area (IA,IB,2,3,4) 2266.23 Sq.mt. (16.11 %)
Total Extra Park Area (IC) 543.14 Sq.mt. (3.86 %)
Public Purpose 135.00 (0.96%)
TANGEDCO Purpose 135.00 (0.96%)

Copy to
1. Thiru Layakh Ali And Six Others ,
1/14 3D EDEN APTS,
Kilpauk, Chennai - 600010.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East) Chennai – 600 102.
Email id:contact.tnrera@tn.gov.
3. The Assistant Director,
Department of Survey and Land Records,
Tirunelveli District
4. Sub Registrar,
Kalakadu,
Tirunelveli District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	27547	14/02/2026
2	OSR Fee		
3	Centage Charges	3000.00	31/03/2026
4	Development Charges	54400.00	31/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	5000.00	31/03/2026

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

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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
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Services we run for you
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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

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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.