PP APPROVAL RECORD

Planning Permission

Survey 28/3 and 1 more

Kokkattikulam

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. DJYNICVW./2026/TCP Date : 13/07/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Commissioner,
Tirunelveli Corporation,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Sub Division Plots- District Town and Country planning office-Tirunelveli District - Tirunelveli Corporation- Tirunelveli Local Planning Authority–Melapalayam Ward -Kokkattikulam Village R.S.No.28/3– Ward No.AS, Bock No.02– NewT.S.No.51/8- site extent of 1629.00 sqm (40 Cents)- Technical clearance/Concurrence/Planning Permission issued - forwarded for further action – Reg.

Ref :
1. Aplicant Mr.Daniel Chandra Shekar Pandian, through online application No. DJYNICVW, Dated:14.04.2026
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. DJYNICVW, OSR fees issued on:13.05.2026
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5. 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.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
8. GovernmentLetterNo.19113/4(3)/2017-1,HousingandUrban Development Department Dated: 30.08.2017.
9. Letterno.13686/2017/LA1,Dated:08.09.2017ofCommissionerof Town and Country Planning, Chennai (Circular).
10. LetterRocNo.320/2022/TCP3,Dated:07.01.2022ofDirectorof Town and Country Planning, Chennai. (Circular).
11. Applicant Mr.Daniel Chandra Shekar Pandian, OSR amount paid on 01.07.2026 through online.
12. Demand raised for payment of Development charges and Centage charges respectivelyDated:01.07.2026.
13. Payment of Development charges and Centage Charges received from the Applicant respectively on.03.07.2026.
14. LetterRocNo.4367/2019/TCP2,Dated:14.08.2021ofDirectorof Town and Country Planning, Chennai (Circular).

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential Sub Division Plots to an extent of 1629.00 sq m (40 Cents)in the land bearing R.S.No.28/3, Kokkattikulam Village, NewT.S.No.51/8,Bock No.02, Ward No.AS, Melapalayam Ward, Tirunelveli city Municipal corporation of Tirunelveli District was received through online portal and processed asper the prevailing rules and after perusing the records and conducting site inspection.

On receipt of payment of Charges such as Development charges and Centage charges videre ference13thcited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Residential Sub Division Plots of

subject
to the following conditions:
1. The Technical Clearance/Concurrence/Planning Permission is issued to the above- mentioned layout of Plot sand the number is assigned as L.P/TLPA No:SWP/64/2026 and Planning Permission No.P.P/L.P/TLPA No.SWP/ 72/2026.
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. 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 Tahsildarconcernedwithadirectiontotheapplicanttopaytherequisitechargesfor making mutation in the TamilNilam/Collab land website.
6. Theacknowledgementofreceiptofproceedingsanddrawingshallbeforwardedtothis office through mail.
Special Condition:
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 wishingtopurchasethepropertymustindividuallyascertaintheownershipoftheproperty of the developer/seller. If any dispute arises towards the ownership, the same shall be settledthroughtheappropriateforum.Thisofficeisnottheappropriateauthoritytodecide 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 costtothelocalbody.Concernedlocalbodyshallprescribethestandardsfortheprovisions 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 bythe 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 bytheGovernmentOrdervidereferences5th,6th and 7th cited above.
3. Asenvisagedunderthe"TamilNaduRealEstate(Regulation&Development)Act2016, 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 EstateProjectorpartofitonlyafterregisteringtheRealEstateProjectwiththeRealEstate 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.

ALLOTMENT DETAILS OF APPROVED SUB DIVISION PLAN
SiteExtent: 1629.00Sq.m
No. of Plots: 8Nos
Copy To.

1. Mr.Daniel Chandra Shekar Pandian,
T.S NO-51/8,
Kokkattikulam Village,
Palayamkottai,

Tirunelveli-627356
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 Register,
Palayamkottai,
Tirunelveli District.
5. Thasildhar,
PalayamkottaiTaluk,
Tirunelveli.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2444	14/04/2026
2	OSR Fee		
3	Centage Charges	3000.00	03/07/2026
4	Development Charges	3260.00	03/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	03/07/2026

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.