

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. PV9IMV38/2026/TCP

Date : 20/08/2026

From:

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

To :

The Executive Officer,
Vadakku Valliyoor Special Grade Town Panchayat,
Radhapuram Taluk, Tirunelveli District - 627 117.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning - Tirunelveli District - Radhapuram Taluk - Vadakku Valliyoor Special Grade Town Panchayat - Vadakku Valliyoor Part-1 Village - S.F.No.1776/1D2 - Extent of the site 9002.00 sq.m (2.22 Acres) - Technical Clearance / Layout approval issued - Forwarded for further action - Reg.

Ref : 1. Applicant Thiru V.Nambi, online application No.PV9IMV38, dated 02.06.2026.
2. This office Road Pattern letter ROC No.PV9IMV38/2026/TCP, dated 30.06.2026.
3. Executive Officer, Vadakku Valliyoor Special Grade Town Panchayat, Road Maintenance Certificate No.62/2026, dated 23.06.2026 (10.00 m wide road maintained by the Town Panchayat).
4. Executive Officer, Vadakku Valliyoor Special Grade Town Panchayat, Letter Na.Ka.No.278/2026, dated 19.08.2026
5. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, dated 24.12.2020.
6. Applicant's registered Gift Deed document No.2520/2026, dated 03.07.2026 (Road area, PP-A site and Thiravidam in favour of Vadakku Valliyoor Special Grade Town Panchayat) and registered Gift Deed document No.2521/2026, dated 03.07.2026 (PP-B site in favour of TANGEDCO).
7. Registered Gift Deed document No.951/2026, dated 09.03.2026, executed by Tmt.J.Susila in favour of Vadakku Valliyoor Special Grade Town Panchayat (approach road portion in S.F.No.1776/1 and 1777/12A).
8. Executive Engineer, Water Resources Department, Chithar Basin Division, Tenkasi, No Objection Certificate Letter No.610MVaPi/IvaA-2/Ko-11A/2025, dated 13.11.2025 (culvert across the Nallapethankulam supply channel (odai) in S.F.No.1776/1).
9. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
10. 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.
11. G.O.141, Housing and Urban Development Department, dated 23.09.2020.
12. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
13. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
14. Letter No.13686/2017/LA1, dated 08.09.2017 of the Commissioner of Town and Country Planning, Chennai (Circular).
15. Letter Roc No.320/2022/TCP3, dated 07.01.2022 of the Director of Town and Country Planning, Chennai (Circular).
16. Applicant payment of Scrutiny Fee (Receipt No.2026060266442 dated 02.06.2026), Centage Charges (e-Challan No.20260807073942 dated 07.08.2026), and Development Charges and Sub-Division Charges (Receipt No.2026080766442 dated 07.08.2026).
17. Payment of Rs.15,40,912/- towards Open Space Reservation (OSR) charges in lieu of park area of 730.30 sq.m, remitted to Government account on 30.07.2026 vide e-Challan No.20260730064851.
18. Letter Roc No.4367/2019/TCP2, dated 14.08.2021 of the Director of Town and Country Planning, Chennai (Circular).

With reference to the 1st cited application, the applicant Thiru V.Nambi has requested approval of a residential layout in Tirunelveli District, Radhapuram Taluk, Vadakku Valliyoor Special Grade Town Panchayat, Vadakku Valliyoor Part-1 Village, S.F.No.1776/1D2, to an extent of 9002.00 sq.m (2.22 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 30.06.2026. Accordingly, the applicant has, through registered Gift Deed document No.2520/2026 dated 03.07.2026, handed over the road area of 1699.09 sq.m (inclusive of splays), the Public Purpose site PP-A measuring 38.10 sq.m and the Thiravidam area of 316.26 sq.m along the odai to the Vadakku Valliyoor Special Grade Town Panchayat, and through registered Gift Deed document No.2521/2026 dated 03.07.2026, handed over the Public Purpose site PP-B measuring 38.00 sq.m to TANGEDCO, free of cost, as required under Rule 47 of the Tamil Nadu Combined Development and Building Rules, 2019. Further, as the extent of the site is less than 10,000 sq.m, in lieu of providing the Open Space Reservation (park) area of 730.30 sq.m as per Rule 47(6) of the Tamil Nadu Combined Development and Building Rules, 2019, a sum of Rs.15,40,912/- as per the Government guideline value has been remitted to the Government account on 30.07.2026 vide the 17th cited reference. Further, as per the letter under reference 3rd cited, the 10.00 m wide approach road in S.F.No.1776/1D1A leading to the site is maintained by the Vadakku Valliyoor Special Grade Town Panchayat. As per the letter under reference 4th cited, the said approach road land is held under joint patta in the names of the Governor of Tamil Nadu, represented by the Executive Officer, Vadakku Valliyoor Special Grade Town Panchayat, and Tmt.J.Susila; action has been initiated with the Revenue Department for sub-division and issue of separate patta, and the Executive Officer has conveyed that there is no objection to the grant of layout approval for the sites accessed through the said approach road. 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/76/2026, 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. 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.
4. 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.
5. 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. The 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 upkeep/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 Orders vide references 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 Regulatory Authority. The applicant has to comply with the said provisions.

5. The Applicant/Developer/Proponent shall remit requisite fees towards the bulk subdivision of plots 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 culvert constructed across the Nallapethankulam supply channel (odai) abutting the site shall be maintained strictly in accordance with the conditions stipulated in the No Objection Certificate of the Water Resources Department cited, and the free flow of the odai shall not be obstructed in any manner. The Thiravidam area of 316.26 sq.m gifted along the odai shall be kept free of any construction.

7. The local authority shall pursue with the Revenue Department the sub-division of the approach road land in S.F.No.1776/1D1A and the issue of separate patta in the name of the local body, as stated in the letter cited, and intimate the same to this office on completion.

8. The local authority shall ensure that the approach road land in S.F.No.1776/1D1A stands vested with the Government / local body, with separate patta duly issued in its favour, before according the final approval for the layout.

9. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee of Rs.1,000/- per plot and 3% of market value of land as land use conversion

charges before issuing the final approval as envisaged in the Government Order cited above. The payment of charges shall be made under the following 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: 9002.00 sq.m (2.22 Acres)

No. of Plots: 41 Nos.

Road area gifted to Local Body: 1699.09 sq.m

Public Purpose PP-A (Local Body): 38.10 sq.m (0.52%)

Public Purpose PP-B (TANGEDCO): 38.00 sq.m (0.52%)

Thiravidam along the odai, gifted to Local Body: 316.26 sq.m

OSR (park area 730.30 sq.m) - amount remitted to Government account in lieu: Rs.15,40,912/-

Enclosure:

1. Layout original map and Conditions - 2 sets

Joint Director,

District Town and Country Planning,

Tirunelveli District.

Copy to:

1. Thiru V.Nambi, 77, Yathavar South Street, Vadakku Valliyoor, Radhapuram Taluk, Tirunelveli District - 627 117.

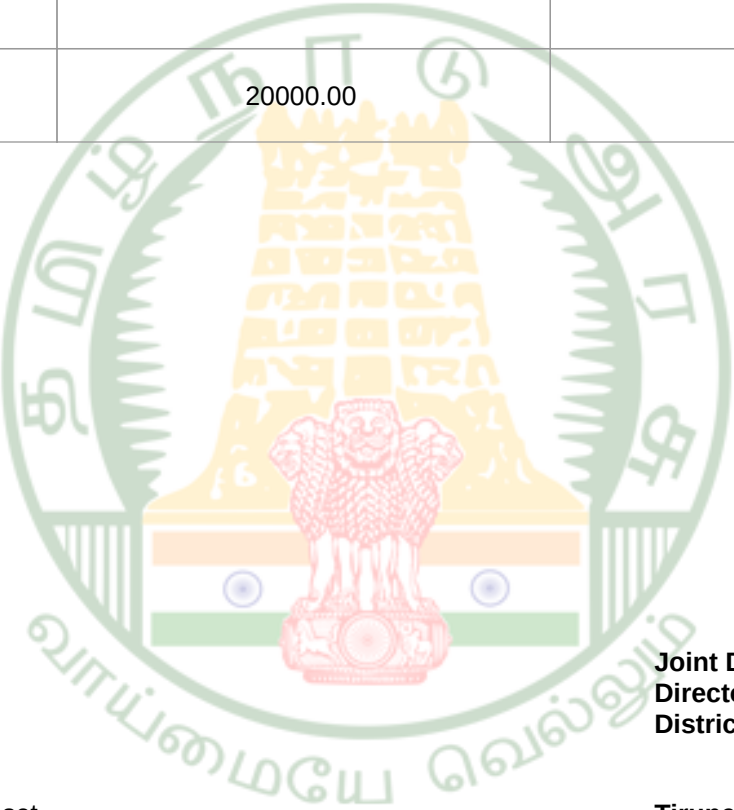
2. The Chairman, Tamil Nadu Real Estate Regulatory Authority, No.133, G-Block, I Avenue, Anna Nagar (East), Chennai - 600 102. (Email: Contact.tnrera@tn.gov.in)

3. The Assistant Director, Department of Survey and Land Records, Tirunelveli District.

4. The Sub-Registrar, Valliyoor 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	13503	02/06/2026
2	OSR Fee		
3	Centage Charges	15000.00	07/08/2026
4	Development Charges	18004.00	07/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	20000.00	07/08/2026



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

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

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

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.

