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REFERENCE
Q1A37IMA.

ISSUED
30 May 2026

PP APPROVAL RECORD

Planning Permission

Survey 519/3B2B1

Kuttam, Tiasaiyanvilai 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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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. Q1A37IMA./2026/TCP Date : 30/05/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Kuttam Panchayat / village,
Radhapuram Panchayat Union,
Tirunelveli District

Sir/ Madam,

Sub : Sub: Residential Layout - District Town and Country Planning Office -Tirunelveli District - Tiasaiyanvilai Taluk - Radhapuram Panchayat Union - Kuttam Panchayat / Village - Survey No. 519 / 3B2B1 - Site extent of 9149.00 Sq.m (2.26 Acre) – Technical Clearance issued - Forwarded for further action - Reg

Ref : 1. Application of Tr RAJA MICHEAL V, Online Application No. Q1A37IMA, dated 08.03.2026.
2. Letter of the Joint Director, District Town and Country Planning Office, Tirunelveli District, Online Application No. Q1A37IMA, dated 09.04.2026,
wherein Road Pattern Approval was issued.
2. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
3. Letter of Tr. RAJA MICHEAL V, dated 16.04.2026, enclosing Gift Deed Document Nos.1353/2026 and 1354/2026, dated 16.04.2026.
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 and G.O.16 Municipal Administration and Water Supply
Department, dated: 31.01.2020.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Payment Demand Request Open Space Reservation (OSR) charges dated 09.04.2026
12. Online payment of Open Space Reservation (OSR) charges made by Thiru.RAJA MICHEAL V on 21.05.2026.
13. Payment Demand Request Letter dated 27.05.2026 for remittance of Development Charges, Sub-Division Charges, Centage Charges and Flag Day
Fund.
14. Letter of Thiru. RAJA MICHEAL.V, dated 27.05.2026, regarding remittance of Development Charges, Sub-Division Charges, Centage Charges and
Flag Day Fund.

With reference to the 1st cited application, Tr.RAJA MICHEAL V have applied for approval of a Residential Layout in Tiasaiyanvilai Taluk, Radhapuram
Panchayat Union, Kuttam Panchayat / Village, Survey No. 519 / 3B2B1 measuring an extent of 9149.00 Sq.m (2.26 Acre).
The proposal has been examined with reference to the provisions of the Tamil Nadu Combined Development and Building Rules, 2019. Road Pattern
Approval for the above Residential Layout was issued by the District Town and Country Planning Office, Tirunelveli District vide the 2nd cited
reference on 09.04.2026. Subsequently, the applicants have executed and registered Gift Deeds in respect of the

roads, road splay areas, public
purpose area and TANGEDCO area, and the same have been handed over to the concerned authorities vide Document Nos. 1353/2026 and
1354/2026, dated 16.04.2026.
Further, the applicants have remitted the Open Space Reservation (OSR) charges, Development Charges, Sub-Division Charges, Centage Charges and
Flag Day Fund as required under the relevant Government Orders and instructions cited above.
Accordingly, Technical Clearance is hereby accorded for the Residential Layout in Tiasaiyanvilai Taluk, Radhapuram Panchayat Union, Kuttam
Panchayat / Village, Survey No. 519 / 3B2B1 measuring an extent of 9149.00 Sq.m (2.26 Acre) vide Technical Clearance No. L.P./TVL No. SWP/50/2026,
subject to the following conditions.
Conditions:
1. After obtaining the residential Subdivision map and original gift deed documents from the applicant and then completing the rules mentioned
in the Government order reference 5th and 15th cited, the local body should give final approval to the layout.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office
and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 10th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam
website.
Special Conditions: -
1. (a)With reference to the 7th cited, 5th cited and 15th cited letter, 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 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.
(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.
2. With reference to the 8th cited and 9th cited letter, the concerned local body must issue the final approval after transfer of earmarked road,
local body area, TANGEDCO area with Survey Number sub-division in revenue records in favour of local body concerned.
3. 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.
4. 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 anyone else arises/ dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and
Country Planning is not the right organization to decide this.
5. As per TNCDBR-2019 the following fee and charges are collected as follows:
Copy To,
1. The Chairman, Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block I Avenue, Anna Nagar (East), Chennai - 600 102.
2. The Assistant Director, Department of survey and land Records, Tirunelveli District.
3. The Sub – Registrar, Tisaiyanvilai Sub Registrar Office, Tirunelveli District
4. Tahsildar, Tisaiyanvilai Taluk, Tirunelveli district.
5. Thiru. RAJA MICHEAL V
3/64, West Street, Karambadu, Appuvilai,
Thisayanvilai, Tirunelveli-627657

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13724	08/03/2026
2	OSR Fee		
3	Centage Charges	14100.00	27/05/2026
4	Development Charges	18298.00	27/05/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18800.00	27/05/2026

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

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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.