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REFERENCE
L.P/TLPA DTCP
No:SWP/108/2026

ISSUED
02 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 6/1 and 6 more

Ambasamuthiram 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. L.P/TLPA DTCP No:SWP/108/2026/2026/TCP Date : 02/11/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. Block Development Officer/ Special Officer,
Pappakudi Panchayat Union,
Idaikal Panchayat,
Ambasamuthiram Taluk,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Ambasamuthiram Taluk –Pappakudi Panchayat Union – Idaikal Panchayat- Idaikal Part – I Village - S.F.No.6/1, 6/2, 6/3, 6/4, 6/5, 13/1 and 13/3 - Extent of the site is 39350.00 sqm (or) 9.72 Acres- Technical clearance/Concurrence/Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.M.Sheik Sintha Mathar through online application No. SSLYUVDE, dated.15.09.2026.
2. District Town and country planning Office, Tirunelveli District Letter No. SSLYUVDE (Road pattern issued on 23.10.2026).
3. Joint Director, District Town and Country Planning Office, Tirunelveli, Concurrence for change of land use from agriculture to non agriculture in non planning area in the dry land Letter No.SSLYUVDE/2026/TVLD3 – 15/2026 Dated:21.10.2026.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant Thiru.M.Sheik Sintha Mathar letter, dated:.02.2026 (Gift deed document No.2964/2026 and 2963/2026 dated.27.10.2026).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
10. GovernmentLetterNo.19113/4(3)/2017-1,HousingandUrban Development Department Dated: 30.08.2017.
11. Letterno.13686/2017/LA1,Dated:08.09.2017ofCommissionerof Town and Country Planning, Chennai (Circular).
12. LetterRocNo.320/2022/TCP3,Dated:07.01.2022ofDirectorof Town and Country Planning, Chennai. (Circular).
13. Demand raised for payment of Development charges, Display charges and Centage charges, respectively Dated:29.10.2026.
14. Payment of Development charges, Display charges and Centage Charges received from the applicant respectively on.29.10.2026.
15. LetterRocNo.4367/2019/TCP2,Dated:14.08.2021ofDirectorof Town and Country Planning, Chennai (Circular).
16. G.O.Ms. No.79, Housing and Urban Development [UD4(3)] Department, dated 04.05.2017
17. G.O.Ms. No.53, Housing and Urban Development [UD4(2)] Department, dated 28.03.2025.
18. G.O.Ms. No.149, Housing and Urban Development [UD4(1)] Department, dated 31.07.2026.
19. Circular No. 7216/2024/TCP5 dated.17.08.2026, (Issued by Head Office, Chennai.)
20. Circular No. 7216/2024/TCP5 dated.24.09.2026, (Issued by Head Office, Chennai.)

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an
extent of 39350.00 sq.m (or) 9.72 Acres in the land bearing S.F.No.6/1, 6/2, 6/3, 6/4, 6/5, 13/1 and 13/3, Idaikal Part – I Village of Pappakudi
Panchayat Union of Ambasamuthiram Taluk of Tirunelveli District 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.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Development charges and Centage
charges vide reference 14th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Residential
Layout subject to the following conditions:
1. The Technical Clearance/ Concurrence/ Planning Permission is issued to the above- mentioned layout and the number is assigned as
L.P/TLPA DTCP No:SWP/108/2026
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. 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 Subdivision 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 /Collab land website.
7. The acknowledgement of receipt of proceedings and drawings hall be forwarded to this 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 wishing to purchase
the property must individually as certain 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 Infrastructuredeveloped by the
owners / developers, thelocal 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 by the
Government Order vide references7th,8th and 9th cited above.

3. The local authority shall also ensure that the subdivision 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) 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 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 -
60otherUrbanDevelopmentSchemes-
800 other Receipts -
ASReceiptsunderLandUseConversionCharges- 227 Non-Taxation fees - 09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
SiteExtent:39350.00 sqm (or) 9.72 Acre
No of Plots : 200 Nos (Including EWS)
Gifted over to Local Body:
Road Portion:11529.79Sq.m,
Public Purpose : 149.21sq.m(0.53%),
Park Area:2874.62(10.33%)
TANGEDCO:147.88sq.m(0.52%),

Copy To.

1.Thiru.M. Sheik Sintha Mathar,
37/5a1-1st Floor, Ambai Main Road ,
Near Annapoorna Hotel,
Melapalayam,
Tirunelveli -627 005

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,
Mukkudal Sub Register office,
Tirunelveli District.

5.The Tahsildhar,
Ambasamuthiram Taluk,
Tirunelveli District.

6. Superintending Engineer,
Tirunelveli Electricity Distribution Circle,
Tamil Nadu Generation and Distribution Corporation (TANGEDCO),
Maharaja Nagar,
Tirunelveli.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	59025	15/09/2026
2	OSR Fee		
3	Centage Charges	60000.00	29/10/2026
4	Development Charges	78800.00	29/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	80000.00	29/10/2026

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.