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REFERENCE
02/2026-2027

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 514B/3 and 1 more

Eruvadi, Nanguneri taluk

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Town Panchayat

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™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. SY0UHJNI/2026/2026/TCP Date : 12/08/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Executive officer,
Eruvadi Town Panchayat ,
Nanguneri TK,
Tirunelveli District

Sir/ Madam,

Sub : Residential Layout -HACA Area- District Town and Country planning office-Tirunelveli District - Nanguneri Taluk, Eruvadi Town Panchayat- Eruvadi Village part-2-R.S.No.514B/3 and 514B/4-Extant of 4400.00sqm - Technical clearance/Concurrence/Planning Permission issued - forwarded for further action – Reg.

Ref :
1. Applicant Thiru. Kesavan and Two others, through online application No: SY0UHJNI, Dated:24.03.2026
2. Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. SY0UHJNI, OSR fees issued on:09.06.2026
3. Applicant Thiru. Kesavan and Two others, Letter, Dated:03.07.2026 Local Body Gift deed document no.611/2026 and Dated.22.06.2026 and
TANGEDCO Gift deed document No:612/2026, dated:22.06.2026).
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. GovernmentLetterNo.19113/4(3)/2017-1, HousingandUrban Development Department Dated: 30.08.2017.
10. Letterno.13686/2017/LA1,Dated:08.09.2017ofCommissionerof Town and Country Planning, Chennai (Circular).
11. LetterRocNo.320/2022/TCP3,Dated:07.01.2022ofDirectorof Town and Country Planning, Chennai. (Circular).
12. Demand raised for payment of Development charges and Centage charges respectively Dated:28.07.2026.
13. Payment of Development charges and Centage Charges received from the Applicant respectively on.03.08.2026.
14. LetterRocNo.4367/2019/TCP2,Dated:14.08.2021ofDirectorof Town and Country Planning, Chennai (Circular).
15. G.O.46, Housing and Urban Development Department, Dated: 24.02.2026
16. District Forest Officer, Tirunelveli NOC. C.No. 1693/2025/D dated: 22.08.2025,
17. Joint Director of Agriculture,Tirunelveli NOC Letter No.Ne2/3024/2025,dated.02.05.2025

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an
extent of 4400.00sqm (1.09 Acre)in the land bearing 514B/3 and 514B/4, Eruvadi Village part-2 Eruvadi Town Panchayat, Nanguneri Taluk of
Tirunelveli District was received through online portal and processed as per the prevailing rules and after perusing the records and conducting
site inspection, 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 the applicant was directed to
hand over the Portion of land earmarked for roads, Park, Public purposes meant for local Body and TANGEDCO

vide reference 2nd cited above.
On receipt of gift deeds vide reference 3th cited above, and on receipt of payment of charges such as Development Charges and Centage
Charges videreference14thcited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Residential Layout
of Plots 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/TVL/DTCP/ No:SWP/77/2026
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 handover 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 Residential 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 Tahsildarconcernedwithadirectiontotheapplicanttopaytherequisitechargesfor making mutation in the TamilNilam/Collab land website.
7. 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 settledtroughtheappropriateforum.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 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
bytheGovernmentOrdervidereferences5th,6th and 7th cited above.
3. Thelocalauthorityshallalsoensurethatthesubdivisionforthelandearmarkedforroad 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. 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
Site Extent: 4400.00Sq.m
No. of Plots:17Nos
Gifted over to Local Body
Road Portion:2039.40Sq.m,
Public Purpose :34.87sq.m(1.48%),
Water Course :146.25sq.m
TANGEDCO: 37.49sq.m(1.59%).

Copy To.

1. Thiru. Kesavan,Thiru.G.Sureshkumar and R.Arockia Shini,
   No 32/2, North main road,
   Eruvadi,
   Nanguneri,
   Tirunelveli - 627103
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,
   Thirukkurungudi,
   Tirunelveli District.
5. Thasildhar,
   Nanguneri,
   Tirunelveli.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6600	24/03/2026
2	OSR Fee		
3	Centage Charges	9000.00	31/07/2026
4	Development Charges	8800.00	31/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12000.00	31/07/2026

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

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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.