

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. 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 vide reference 14th cited 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 and 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 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 shall 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 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. 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 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 by the Government Order vide references 5th, 6th and 7th 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) 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 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

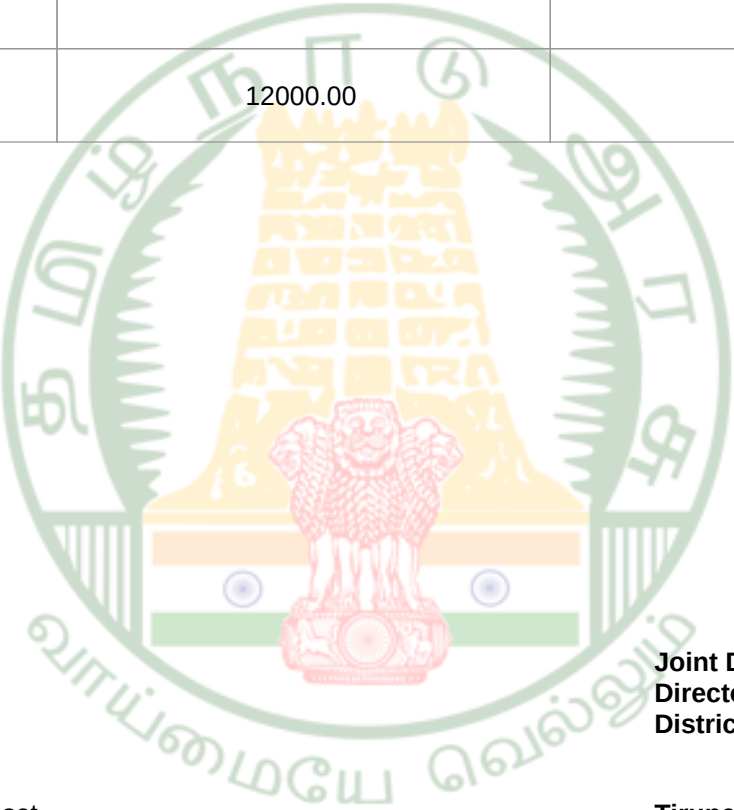
TANGEDCO: 37.49sq.m(1.59%).

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,
Thirukkururungudi,
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

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

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



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.

