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REFERENCE
T3JGA5WI,

ISSUED
13 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 462/1A2B

Kuttam, Tisayanvilai 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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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. T3JGA5WI,/2026/TCP Date : 13/03/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Kuttam Village Panchayat,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Tisayanvilai Taluk – Radhapuram Panchayat Union – Kuttam Village Panchayat – Kuttam Village – S.F.No. 462/1A2B – Site extent of 14050.00 sq.m (3.47 Acres) - Technical clearance issued – Forwarded for further action - Reg.

Ref :
1. Online application submitted by Thiru Christopher.P and Thiru Balaskandan.R, Application No. T3JGA5WI, dated 28.12.2025.
2. District Town and Country Planning Office, Tirunelveli District, Letter No. T3JGA5WI, dated 12.01.2026 (Road pattern issued).
3. Letter of Thiru Christopher.P and Thiru Balaskandan.R, dated 26.02.2026, enclosing Gift Deed Document Nos.658/2026 and 659/2026, dated
18.02.2026.
4. G.O.Ms.No.79, Housing and Urban Development Department, dated 04.05.2017.
5. Circular of the Director of Town and Country Planning, Roc.No. 19799/2020, dated 24.12.2020.
6. G.O.Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.Ms.No.18, Municipal Administration and Water Supply Department, dated 04.02.2019 and G.O.Ms.No.16, Municipal Administration and
Water Supply Department, dated 31.01.2020.
8. G.O.Ms.No.141, Housing and Urban Development Department, dated 23.09.2020.
9. G.O.Ms.No.181, Housing and Urban Development Department, dated 09.12.2020.
10. Government Letter No. 19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular of the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, dated 08.09.2017.
12. Circular of the Director of Town and Country Planning, Roc.No. 320/2022/TCP3, dated 07.01.2022.
13. Joint Director of Agriculture Department, Letter No. A4/6839/2025, dated 23.09.2025.
14. Demand notice issued to the applicants, dated 11.03.2026, for payment of Centage Fee, Development Charges, Subdivision Charges and Flag
Day Fund.
15. Payment made by Thiru Christopher.P and Thiru Balaskandan.R on 12.03.2026 towards Centage Fee, Development Charges, Subdivision Charges
and Flag Day Fund.
16. Circular of the Director of Town and Country Planning, Roc.No. 4367/2019/TCP2, dated 14.10.2019.
17. G.O.Ms.No.141, Housing and Urban Development Department, dated 16.07.2022.
18. Letter of the Tahsildar, Tisayanvilai, Letter No. 1/5220/2025, dated 24.12.2025.

With reference to the 1st cited application, Thiru Christopher.P and Thiru Balaskandan.R have applied for approval of a Residential Layout in
Tisayanvilai Taluk, Radhapuram Panchayat Union, Kuttam Village Panchayat, Kuttam Village, in S.F.No.462/1A2B, to an extent of 14050.00 sq.m. (3.47
Acres).

In the reference 2nd cited letter, the road pattern for the above residential layout was issued by the District Town and Country Planning Office,
Tirunelveli District, on 12.01.2026. Further, vide reference 3rd cited, the applicants have executed Gift Deed Document Nos.658/2026 and 659/2026
dated 18.02.2026, handing over the Park area, road area, road splay area and public purpose area to the concerned local body. The required charges such as Centage Fee, Development Charges, Subdivision Charges and Flag Day Fund have been remitted by the applicants on
12.03.2026, vide reference 15th cited.
Hence, Technical Clearance for the above Residential Layout is hereby issued. The layout approval number is assigned as: L.P./TVL.DTCP
No.SWP/31/2026 subject to the following conditions.
Conditions:-
1. After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the
Government order reference 8, 10 and 17th 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, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update on Tamilnilam website.

Special Conditions :-

1. (a)With reference to the 8th, 10th and 17th 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 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.
(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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road,
local body area, TANGEDCO area S.F.No., sub-division in favour concern local body.
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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Planned area rule- 3 it has been requested to
collect Rs.1000 as scrutiny fee for each plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final approval.
Head of Account:
0217 Urban Development –

60 Other Urban Development Schemes –
800 Other Receipts –
AS Receipts under Land Use Conversion Charges-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14/CB dated: 04.07.2014 states 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 a cpplicant. Also, if anyone else dispute/ arises individual rights over it, they can
settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide
this”.
6. The file was scrutinized and processed by my predecessor. Hence, the scrutiny and compliance relating to the provisions of TNCDBR, 2019 is
dealt with by my predecessor, who was solely responsible for the same.
7. The earmarked road widening portion should be handed over by the applicants to Kuttam Village Panchayat. The Local Body shall ensure such
handing over before issuing final approval.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy To,
Thiru.Christopher.P and Balaskandan.R,
5/134-1, Arul Nagar,
Idaiyankudi,
Mudhumothanmoli,
Tirunelveli-627651

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	21075	28/12/2025
2	OSR Fee		
3	Centage Charges	21600.00	12/03/2026
4	Development Charges	28100.00	12/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28800.00	12/03/2026

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.