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APPROVAL RECORD

Planning Permission

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.

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. TF4PJBQH/2026/TCP

Date : 11/03/2026

From:

Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Executive Officer,
Vadakku Valliyur Town Panchayat,
Tirunelveli District.
2. Mrs.A.Geo Vanni Sharbel, Mr.V.Nambi and Mr.R.Bothiraj,
Sir/ Madam, 14J/5A, EB Colony West,
Vadkku Valliyoor,
Radhapuram,
Tirunelveli – 627 117.

Sub : Residential Layout – District of Town and Country Planning - Tirunelveli District -- vadakku Valliyur Spl. Grade Town Panchayat – Radhapuram Taluk - vadakku Valliyur part-II Village – SF.Nos.1649/1B, 1651/1, 1651/2, 1651/3 - Site Extent – 12.37 Acres (50059.20 sq.m) - Layout Plot Pattern Technical Concurrence Issued by Directorate of Town and Country Planning - Forwarded for further action - Reg

- Ref :
1. Applicant: Mrs.A.Geo Vanni Sharbel, Mr.V.Nambi and Mr.R.Bothiraj, Online Application No.TF4PJBQH/2025, Dated: 08.11.2025, 22.12.2025, 21.01.2026 & 25.02.2026.
 2. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:25.05.2024.
 3. Online Application No.TF4PJBQH/2025/TCP6, Dated:21.01.2026 (Road pattern issued by DTCP).
 4. Applicant: Mrs.A.Geo Vanni Sharbel, Mr.V.Nambi and Mr.R.Bothiraj Gift deed document No.704/2026 and 768/2026 dated.18.02.2026).
 5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
 6. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019.
 7. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated:31/01/2020.
 8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4 (3)], dated:23-09-2020.
 9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4 (1)], dated: 09-12-2020.
 10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
 11. Housing and Urban Development department Letter No: 19113/UD4(3)/2017-1, dated: 30-08-2017.
 12. Director of Town and Country Planning, Circular ROC No: 13686/2017/LA-1, dated 08-09-2017.
 13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
 14. Demand payment request letter, dated:27.02.2026 (Requiring payment of Centage Fee, Development Charges, Subdivision Charges).
 15. Applicants Mrs.A.Geo Vanni Sharbel, Mr.V.Nambi and Mr.R.Bothiraj payment paid on 27.02.2026. (Payment of Centage Fee, Development Charges, Subdivision Charge and Flag day Fund).

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli Local Planning Area, Vadakku Valliyur Spl.Grade Town Panchayat, Radhapuram Taluk, vadakku Valliyur part-II Village, SF.Nos.1649/1B, 1651/1, 1651/2, 1651/3, Site Extent – 12.37 Acres (50059.20 sq.m)

The online application received for the issuance of concurrence for the residential layout was submitted to the DTCP along with site inspection remarks and recommendation. Based on the Joint Director of Tirunelveli District Town and Country Planning office remarks, the application was processed and letter was

issued by DTCP directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference

3rd cited above. On receiving the gift deed document No.704/2026 and 768/2026 dated.18.02.2026 soft copy from the applicant through online, the

following order of Technical concurrence for the proposed layout is issued.

1. The Concurrence is issued along with layout conditions mentioned below. The concurrence number assigned to the layout is LP/DTCP No.28/2026

2 The approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed to the concerned local body concerned.

3 After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office through e-mail.

4 Also, the local body is requested to send a copy of approved layout, to the registration department and department of survey and land records for appropriate action/information through e-mail.

Conditions:-

1. With reference to the 6th, 7th and 10th cited Government orders, "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".

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after

more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department,

Dated:31.01.2020, should be applied in

appropriate permission for amalgamation of EWS plots.

3. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park,

public purpose areas with Survey Number sub-division in revenue records in favour of local body concerned. It is requested to send acknowledgment of

receipt of receiving Maps and Proceeding orders.

4. 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.

5. 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 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 predecessor and the same was forwarded to head office for concurrence. The DTCP has conveyed its

concurrence after duly verifying the documents towards ownership and the compliance of road width parameters of the layout. Hence the requirements

warranted by the TNCDBR-2019 solely responsible over my predecessor.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	77400	08/11/2025
2	OSR Fee		
3	Centage Charges	78000.00	27/02/2026
4	Development Charges	100120.00	27/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	104000.00	27/02/2026



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
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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.

