PP APPROVAL RECORD

Planning Permission

Survey 508/1B2A and 2 more

Radhapuram 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.

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. UDOD15Y9./2026/TCP Date : 29/05/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Pazhavoor Part-2 Village,
Avaraikulam Panchayat,
Tirunelveli District.

Sir/ Madam,

Sub : Sub: Residential Layout - District Town and Country Planning Office -Tirunelveli District - Radhapuram Taluk - Valliyoor Panchayat Union - Avaraikulam Panchayat - Pazhavoor Part-2 Village - Survey No.508/1B2A, 508/2B1 and 511/1B2 - Site extent of 7397.00 sq.m (1.83 Acre) – Technical Clearnce issued - Forwarded for further action - Reg.

Ref :
1. Application of Thiru P. Eugin Prakash and Thiru B. Dimal Raj, Online Application No. UDOD15Y9, dated 19.03.2026.
2. Letter of the Joint Director, District Town and Country Planning Office, Tirunelveli District, Online Application No. UDOD15Y9, dated 12.05.2026, wherein Road
Pattern Approval was issued.
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
4. Letter of Thiru P. Eugin Prakash and Thiru B. Dimal Raj, dated 01.04.2026, enclosing Gift Deed Document Nos.2472/2026 and 2473/2026, dated 19.05.2026.
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 and G.O.16 Municipal Administration and Water Supply Department,
dated: 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. Online payment of Open Space Reservation (OSR) charges made by Thiru P. Eugin Prakash and Thiru B. Dimal Raj on 21.05.2026.
13. Payment Demand Request Letter dated 25.05.2026 for remittance of Development Charges, Sub-Division Charges, Centage Charges and Flag Day Fund.
14. Letter of Thiru P. Eugin Prakash and Thiru B. Dimal Raj, dated 29.05.2026, regarding remittance of Development Charges, Sub-Division Charges, Centage
Charges and Flag Day Fund.
15. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
17. Block Development Officer, Valliyur Panchayat Union, Letter Na.Ka.No. 3/5584/2024 dated:06.01.2026

With reference to the 1st cited application, Thiru P. Eugin Prakash and Thiru B. Dimal Raj have applied for approval of a Residential Layout in Pazhavoor Part-2
Village, Avaraikulam Panchayat, Valliyoor Panchayat Union, Radhapuram Taluk, Tirunelveli District, comprised in Survey Nos. 508/1B2A, 508/2B1 and 511/1B2,
measuring an extent of 7397.00 sq.m (1.83 Acres).

The proposal has been examined with reference to the provisions of the Tamil Nadu Combined Development and Building Rules, 2019. Road Pattern Approval for
the above Residential Layout was issued by the District Town and Country Planning Office, Tirunelveli District vide the 2nd cited reference on 12.05.2026.
Subsequently, the applicants have executed and registered Gift Deeds in respect of the roads, road splay areas, public purpose area and TANGEDCO area, and the
same have been handed over to the concerned authorities vide Document Nos. 2472/2026 and 2473/2026 dated 19.05.2026.
Further, the applicants have remitted the Open Space Reservation (OSR) charges, Development Charges, Sub-Division Charges, Centage Charges and Flag Day
Fund as required under the relevant Government Orders and instructions cited above.
Accordingly, Technical Clearance is hereby accorded for the Residential Layout in Survey Nos. 508/1B2A, 508/2B1 and 511/1B2 of Pazhavoor Part-2 Village,
measuring an extent of 7397.00 sq.m (1.83 Acres), vide Technical Clearance No. L.P./TVL No. SWP/49/2026, subject to the following conditions.

Conditions:

1. After obtaining the residential Subdivision map and original gift deed documents from the applicant and then completing the rules mentioned in the
Government order reference 5th and 15th 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 in 10th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam website.

Special Conditions: -

1. (a)With reference to the 7th cited, 5th cited and 15th 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 upkeep/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 8th cited and 9th cited letter, the concern local body must issue the final approval after transfer of earmarked road, local body area,
TANGEDCO area with Survey Number sub-division in revenue records in favour of local body concerned.
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. According to the Circular No.12544/14/CB dated:04.07.2014 stating 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 applicant.
Also, if anyone else arises/ dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning is not the right organization to decide this.
5. It is observed that private burial places are situated adjoining the proposed layout area. In the reference 6th cited, Executive officer, Block Development
Officer, Valliyur Panchayat Union has certified that Pipeline has been established by the Avaraikulam Panchayat at a distance of 10m from the proposed layout.
After assessing the required charges for providing drinking water pipeline facilities, it was informed that drinking water supply will be provided to the said layout
through the Panchayat.
6. Hence, the plot pattern is approved considering the certificate furnished by the Block Development Officer, Valliyoor Panchayat Union for supply of drinking
water through piped water supply system. No borewell / open well / groundwater extraction structure shall be permitted within 30 metres from the private burial
place. The applicant shall ensure necessary public health safeguards and comply with any conditions imposed by the Local Body or competent authorities. Final
layout approval shall be subject to compliance of the above conditions.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy To,
1. The Chairman, Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block I Avenue, Anna Nagar (East), Chennai - 600 102.
2. The Assistant Director, Department of survey and land Records, Tirunelveli District.
3. Panagudi Sub-Register, Tirunelveli District.
4. Tahsildar, Radhapuram Taluk, Tirunelveli district.
5. Mr.P.Eugin Prakash and B. Dimal Raj,
12/65-1, Mela Asaripallam
Aloor,Kalkulam,
Kanniyakumari-629 201.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14984	19/03/2026
2	OSR Fee		
3	Centage Charges	15000.00	25/05/2026
4	Development Charges	14794.00	25/05/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	20000.00	25/05/2026

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

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.