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REFERENCE
ZT4JSINX

ISSUED
15 April 2026

PP APPROVAL RECORD

Planning Permission

Survey 1077/2A2A and 1 more

Kulavanikarpuram, Palayamkottai 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. ZT4JSINX/2026/TCP Date : 15/04/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country planning office-Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation – Palayamkottai taluk - Perumalpuram Detailed Development Plan No.11 - Melapalayam ward – Kulavanikarpuram village S.F.No.1077/2A2A, – New Town Survey Ward - BP, Block -38, TS.No.8/18 - site extent of 1614.00sq.m (or) 39.46 cent - Technical clearance/Concurrence/Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Tmt.Subitha Rajagopal (Owner) and Thiru.Sheik Mohamed (POA),through online application No.ZT4JSINX Dated:26.02.2026.
1. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No.ZT4JSINX, Road pattern
issued on:27.03.2026.
2. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
3. Applicant Tmt.Subitha Rajagopal(Owner) and Thiru.Sheik Mohamed (POA), Letter, Dated:01.04.2026.(Gift deed document no.2687/2026,
dated:30.03.2026).
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5. 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.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
8. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department Dated: 30.08.2017.
9. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
10. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
11. Applicant Tmt.Subitha Rajagopal (Owner) and Thiru.Sheik Mohamed (POA), OSR amount paid on 01.04.2026 through online.
12. Demand raised for payment of Development charges, Display charges and Centage charges, respectively Dated:06.04.2026.
13. Payment of Development charges, Display charges and Centage Charges received from the Applicant respectively on.07.04.2026.
14. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential Subdivision layout to
an extent of 1614.00Sq.m(or)39.46 Cent in the land bearing S.F.No.1077/2A2A, New Town Survey Ward - BP,

Block - 38, TS.No.8/18
Perumalpuram Detailed Development Plan No.11 – at Kulavanikarpuram village of Melapalayam ward of Palayamkottai taluk of Tirunelveli City
Municipal Corporation of Tirunelveli District was received through online portal and processed as per the prevailing rules and after perusing
the records and conducting site inspection, the applicant was directed to handover the Scheme road widening “DD” Portion of land
earmarked for roads, 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 13th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Residential
Subdivision of Plots subject to the following conditions:
1. The Technical Clearance/Concurrence/Planning Permission is issued to the above- mentioned Subdivision of Plots and the number is
assigned as L.P/TLPA No:SWP/37/2026 and Planning Permission No.P.P/L.P/TLPA No.SWP/45/2026.
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 hand over 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 Subdivision 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 TamilNilam/Collab land website.
7. The acknowledgement of receipt of proceedings and drawing 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 sub division 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.

ALLOTMENT DETAILS OF APPROVED SUBDIVISION PLAN
Site Extent: 1614.00 Sq.m
No. of Plots: 05 Nos
Gifted over to Local Body
Scheme road widening “DD” Portion: 342.29 Sq.m

Copy To.
1. Tmt.Subitha Rajagopal(Owner),
Thiru.Sheik Mohamed (POA),
No 45, Nethaji Road,
Near rose school,Amudha Apartment,
Kulavanigarpuram,Tirunelveli.
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,
Melapalayam,
Tirunelveli District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2421	26/02/2026
2	OSR Fee		
3	Centage Charges	1800.00	07/04/2026
4	Development Charges	3228.00	07/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3600.00	07/04/2026

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.