

RE

REGULATORY RECORD

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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. MTCHQAFF/2025/TCP

Date : 28/02/2025

From:

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

To :

1. The Commissioner ,
Tirunelveli City Municipal Corporation,
Tirunelveli District.
2. Thiru.N.Sulthan and Thiru.S.Syed Nizamudeen,
No:968A-4, Sivanthipatti Road,
Thiyagaraja Nagar,
Maharaja Nagar,
Palayamkottai,

Sub : Sub:Residential layout - District Town and Country planning office - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation - Chatramputhukulam Village - S.F.No.1010/14BPart, 1010/16A part - Thatchanallur ward, ward-A - Block-16, T.S.No.4/3 and 4/45 with site extent of 9627.00sq.m.(2.38 Acre) - Planning Permission issued - forwarded for further action - Reg.

- Ref :
1. Applicant Thiru.N.Sulthan and Thiru.S.Syed Nizamudeen through online application No.MTCHQAFF/2025, Dated.13.01.2025.
 2. District Town and country planning Office, Tirunelveli District letter No. MTCHQAFF /2025 (Road pattern issued on 10.02.2025).
 3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
 4. Applicant Thiru.N.Sulthan and Thiru.S.Syed Nizamudeen letter, Dated:19.02.2025 (Gift deed document No.259/2025 and 260/2025, dated:17.02.2025).
 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, d
 11. ated: 08.09.2017.
 12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
 13. Demand Payment Request Letter, Dated.20.02.2025 (Requiring payment of Development Charges, Centage Charges, Subdivision Charges and Flag Day Fund).
 14. Applicant Thiru.N.Sulthan and Thiru.S.Syed Nizamudeen payment paid on 21.02.2025 (Payment of Development Charges, Centage Charges, Subdivision 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. Tirunelveli Local Planning Authority, Resolution No.11, dated.30.01.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation, Chatramputhukulam Village, S.F.No.1010/14BPart, 1010/16A part, Thatchanallur ward, ward-A, Block-16, T.S.No.4/3 and 4/45 with site extent of 9627.00sq.m.(2.38 Acre).

In continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the Office of the District Town and country planning/Tirunelveli Local Planning Authority, Tirunelveli District on 10.02.2025. Further the applicant Thiru.N.Sulthan And Thiru.S.Syed Nizamudeen has through gift deed the road, road splay, park and public purpose areas have been handed over to the local body vide document No. 259/2025 and 260/2025, dated:17.02.2025 .

Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/16/2025 and Planning Permission No.P.P/L.P/TLPA No.SWP/33/2025 with below 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 8th 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 11th 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 6th cited, 8th 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 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 9th cited and 10th 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.

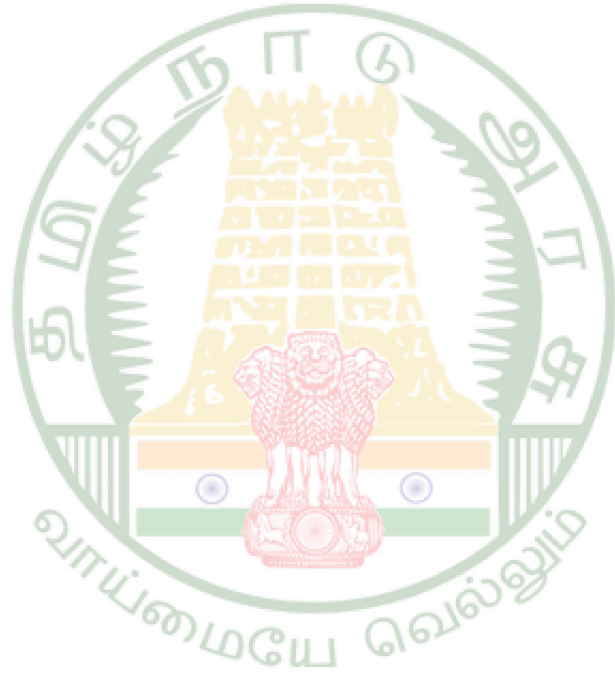
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, 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. 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

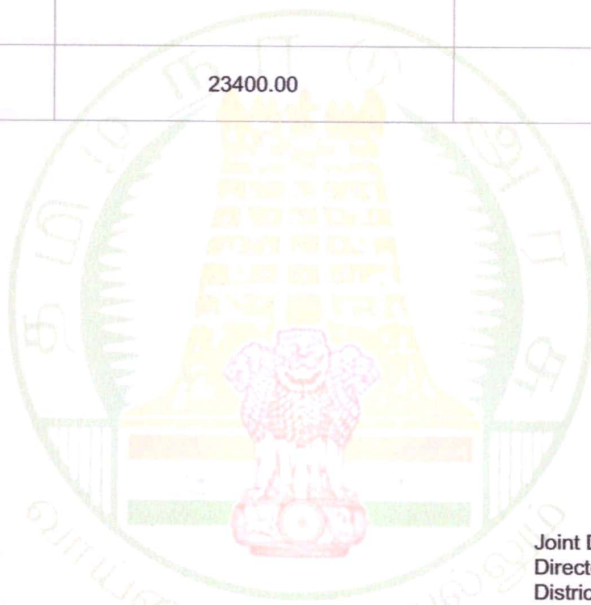
submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant.

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. 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	14441	13/01/2025
2	OSR Fee		
3	Centage Charges	11700.00	21/02/2025
4	Development Charges	19254.00	21/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	23400.00	21/02/2025



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Tirunelveli District.

Signature valid

Signed by: Joint Director
Location: Tirunelveli
Date: 2025.02.28 22:30:41



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
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+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.

