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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. UKNWIO5P/2025/2025/TCP Date : 19/12/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Sir/ Madam,

2.Thiru.S RAJAGOPAL ,
Managing Director Rsr Infra Developers
No.A89, North Main Road, Ngo A Colony,
PERUMALPURAM,

Sub : Residential layout - District Town and Country planning office-Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation - Melapalayam ward - Kulavanigarpuram village, S.F.No:737/1part and 737/2 - New Town Survey Ward - BM, Block -34, T.S.No.175/1 and 176, Perumalpuram Detailed Development plan - 9, site extent of 3805.00sq.m.(0.90 Acre) - the writ petition filed by M/S.RSR Infra Developers private limited, Represented by its Managing Director, Thiru.S.RAJAGOPAL in Madurai of madras High court in W.P(MD).13946 of 2025 - orders issued under section 38 of the Tamilnadu Town and Country Planning Act 1971- deletion of scheme road in S.F.No:737/1,737/2 the proposed scheme road C1C1 ,18.00m feet width - Planning Permission issued -with conditions forwarded for further action - Reg.

Ref : 1. Applicant Thiru.S RAJAGOPAL, Managing Director Rsr Infra Developers through online application No:UKNWIO5P/2025, Dated:27.10.2025.
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. UKNWIO5P/2025, Road
pattern issued on : 18.11.2025.
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
3. Applicant Thiru.S.RAJAGOPAL, Managing Director Rsr Infra Developers, Letter, Dated:03.12.2025 (Gift deed document No.10905/2025,dated:27.11.2025).
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 and G.O.16 Municipal Administration and Water
Supply Department, dated: 31.01.2020.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Applicant Thiru.S RAJAGOPAL, Managing Director Rsr Infra Developers OSR amount Rs.28,31,688/- paid on 02.12.2025 through online.
12. Demand Payment Request Letter, Dated:05.12.2025 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).

13. Applicant Thiru.S RAJAGOPAL, Managing Director Rsr Infra Developers Letter, Dated:11.12.2025 (Payment of Development Charges,
Centage Fee and Fee and Flag Day Fund).
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
16. Judgement of the honourable Madurai High Court of Madras filed by M/S.RSR Infra Developers private limited, Represented by its
Managing Director, Thiru.S.RAJAGOPAL in W.P(MD) No.13946 of 2025.dated:05.05.2025.
17. Joint Director,Town and Country planning Department, Tirunelveli Letter No.1341/2025/TVL3.dated.10.10.2025.
18. Tirunelveli Local Planning Authority Meeting Resolution No: 142,
Date: 10.12.2025.
19. Writ petition number:24888/2023 filed by Thiru. Athimoolam before the Madurai bench of honourable Madras High court
20. Thiru.R.Baskaran, Additional Advocate General (AAG) -IV, Madurai bench of Madras High court opinion Number:35/AAG V/2025,
dated:18.09.2025.

With reference to the 1st Cited letter, applicant has requested for the Planning Permission of Residential Layout in Tirunelveli District,
Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation , Melapalayam ward , Kulavanigarpuram village, S.F.No:737/1part
and 737/2 , New Town Survey Ward - BM, Block -34, T.S.No.175/1 and 176, Perumalpuram Detailed Development plan - 9, site extent of
3805.00sq.m. (0.90 Acre)
Earlier ,
with reference to the 16th cited ,the writ petition was filed by M/S.RSR Infra Developers private limited, Represented by its Managing
Director, Thiru.S.RAJAGOPAL in Madurai bench of honourable High court of High court in W.P(MD).13946 of 2025 and orders issued under
section 38 of the Tamilnadu Town and Country Planning Act 1971 for the deletion of scheme road in Perumalpuram Detailed Development
plan - 4 and the orders are as follows
,38,Relese of the land - If within three years from the date of the publication of the notice in the notice in the Tamil nadu Government gazette
under section 26 or section 27 - (a) no declaration as provided in sub-section (2) of section 37 is published in respect of any land reserved,
allotted or designated for any purpose specified in a regional plan, master plan, detailed development plan or new town development plan
covered by such notice; or (b) such land is not acquired by agreement, such land shall be deemed to be released from such reservation,
allotment or designation."
As per order of the Madurai Bench of the madras High court, vide reference 18th cited orders are issued for the deletion of scheme roads in,
Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation, Melapalayam ward, Kulavanigarpuram village ,
S.F.No:737/1 and 737/2 New Town Survey Ward - BM, Block -34, TS.No.175/1 and 176, Perumalpuram Detailed Development plan -
9,approved by The Director of Town and country planning Department as map No:5 DDP(V)/DTCP No:7/2003,dated:03.07.2003. the proposed
scheme road C1C1 ,18.00m width,
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 18.11.2024. Further the applicant Thiru.S.RAJAGOPAL has
through gift deed the road and road splay have been handed over to the local body vide document No. No.8976/2024 and 10905/2025,
dated:27.11.2025 and in lieu of providing the OSR, a sum of Rs. 28,31,688 /- is paid on 02.12.2025 through online.
vide 20th cited Thiru.R.Baskaran, Additional Advocate General (AAG) -IV stated that "The pendency of the W.P.(MD) No. 24888 of 2023 before
the Hon'ble Madurai Bench of Madras High Court forbearing the authorities from making any changes in Plan No. 5 of Master No. 9,
Perumalpuram Extension, Tirunelveli City without considering his objection dated 14.10.2022 had become

redundant since the Hon'ble Court
had already declared the above scheme as lapsed and hence the said property cannot be shown as approach road for other man's land”
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/128/2025 and Planning Permission
No.P.P/L.P/TLPA No.SWP/171/2025 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 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. This Planning permission for the residential layout is subject to the outcome of the Final orders of the pending W.P.(M.D) No:24888/2023 before the Madurai bench of honourable Madras High court.
2. (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.
3. 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.
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. 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.

6. 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	5502	27/10/2025
2	OSR Fee		
3	Centage Charges	4200.00	11/12/2025
4	Development Charges	7610.00	11/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	8400.00	11/12/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.12.19 19:02:52

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.