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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. XU1B1NAM/2025/2025/TCP Date : 12/08/2025

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. M/s.Sri Sakthi Developers & Construction 1 Other,

Sub : Residential Layout - Directorate of Town and Country Planning - Application received for the approval of Layout - Tirunelveli District, Tirunelveli Local Planning area- Tirunelveli Corporation – Tirunelveli ward office - Pettai TP scheme part-1 – Narasinganallur Village – Ward-U Block-06,T.S.Nos.144/1, 144/2, 145, 148, 149,151/1, 152, 153, 154, 155/1, 156, 157/1, 158/1, 159/2, 160/3,161/2, 169/3 (Old.S.F.Nos.2/3, 3/3, 4/2, 5/1, 6, 7, 8, 9, 10, 11part,12, 13, 14/1, 14/2, 15, 16,17,18/1) - Site Extent – 41.118 Acres(166401.00 sq.m) – Layout Plot Pattern Technical Concurrence Issued by Directorate of Town and Country Planning – Planning Permission Issued - Forwarded for further action - Reg

Ref : 1. Applicant:M/s.Sri Sakthi Developers and Constructions and M/S.Trinity Properties, Online Application No.XU1B1NAM/2025,Dated:24.03.2025,02.04.2025, 19.06.2025
& 29.07.2025.
2. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:26.03.2025.
3. Online Application No.XU1B1NAM/2025/TCP6,dated:20.06.2025(Road pattern issued by DTCP).
4. Applicant:M/s.Sri Sakthi Developers and Constructions and M/S.Trinity Properties., Gift Deed No.3799/2025,dated.11.07.2025.
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. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1,dated 08-09-2017 of Director of Town and Country Planning.
13. Demand Payment Request Letter, Dated.01.08.2025 (Requiring payment of Development Charges, Centage Charges, Subdivision Charges and Flag Day Fund).
14. Applicant M/s.Sri Sakthi Developers and Constructions and M/S.Trinity Properties payment paid on 06.08.2025 (Payment of Development Charges, Centage Charges,
Subdivision Charges and Flag Day Fund on 12.08.2025).
15. Tirunelveli Local Planning Authority, Resolution No.93, dated.30.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli Local Planning area- Tirunelveli
Corporation, Tirunelveli ward office, Pettai TP scheme part-1 – Narasinganallur Village, Ward-U Block-06,T.S.Nos.144/1, 144/2, 145, 148, 149,151/1, 152, 153, 154, 155/1,
156, 157/1, 158/1, 159/2, 160/3,161/2, 169/3 (Old.S.F.Nos.2/3, 3/3, 4/2, 5/1, 6, 7, 8, 9, 10, 11part,12, 13, 14/1, 14/2, 15, 16,17,18/1) Site Extent – 41.118 Acres(166401.00

sq.m)

1. The online application received for the issuance of concurrence for the residential layout has been submitted to the DTCP recommended the proposal with site
inspection remarks. Based on the Joint Director of Tirunelveli District Town and Country Planning office remarks, the application was processed and letter 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 No:3799/2025,dated.11.07.2025 soft copy from the applicant through online, the following order of concurrence for the proposed layout is
issued.
2. The Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP/DTCP No.78/2025. The
approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 4th cited above to the
concerned local body.
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.
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.
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Special 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 favor of 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. The Demand draft for Rs.40,000/ as 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” was paid by the applicant at nationalized
bank draft as Payable at Chennai.
6. 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.
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	249602	24/03/2025
2	OSR Fee		
3	Centage Charges	195900.00	06/08/2025
4	Development Charges	332802.00	06/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	391800.00	06/08/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

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.