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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: 5DB8PWET / 2024 / TCP6

Sub: Residential Layout - Directorate of Town and Country Planning, Chennai - Application received for the approval of Layout - Tirunelveli District, Tirunelveli Local Planning area - Tirunelveli Corporation - Thatchanallur ward - Chatramputhukulam Village - Ward-A, Block-19, T.S.No.44/1,44/2, 45,46/1,46/2,46/3,46/4, 46/5,46/6,46/7, 47, 48/1, 48/3, 48/4 (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent–19.04 Acres (77050.00 sq.m)– Layout Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others, Online Application No. 5DB8PWET / 2024 / TCP6, Dated:15.07.2024, 21.10.2024, 09.11.2024 & 05.12.2024.
2. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:23.07.2024.
3. Online Application No. 5DB8PWET / 2024 / TCP6, dated:28.11.2024 (Road pattern issued)
4. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others., Gift Deed No.2010/2024, Dated:03.12.2024.
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.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Joint Director of Tirunelveli District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Joint Director of Tirunelveli District Town and Country Planning office remarks, the application was processed and letter issued 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 soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP/DTCP No.92/2024**. 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.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1. The flow of the field Channel passing through the site of the layout must be retained in its original course and must not be encroached upon.

2. The applicant must construct the proposed culverts across the field channel which passes through the layout at all locations where the road crosses it, at his own cost.
3. 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. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 8th cited G.O. the Joint Director of Tirunelveli Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges and Fees.

7. 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.

Encl:

Plot pattern map

Director of Town & Country Planning

To

The Joint Director,

District Town and Country Planning Office,

Tirunelveli District.

Signature valid

Signed by: Director
Location:null
Date:2024.12.11 17:29:42

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 5DB8PWET/2024/TCP Date : 18/12/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

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

2. M/s.Sameera Estates Pvt. Ltd., &4 Others,
Sir/ Madam, Sameera 117 Township,
Veeraraghavapuram,
Poonamallee to Avadi Main Road,
Chennai.

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning – Application received for the approval of Layout - Tirunelveli District, Tirunelveli Local Planning area - Tirunelveli Corporation - Thatchanallur ward - Chatramputhukulam Village - Ward-A, Block-19, T.S.No.44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent–19.04 Acres (77050.00 sq.m) - Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others, Online Application No. 5DB8PWET / 2024 / TCP6, Dated:15.07.2024, 21.10.2024, 09.11.2024 & 05.12.2024.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: 5DB8PWET / 2024 / TCP6, dated:11.12.2024.
3. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:23.07.2024.
4. Online Application No. 5DB8PWET/2024/TCP6, dated:28.11.2024 (Road pattern issued)
5. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others, Gift Deed No.2010/2024, Dated:03.12.2024.
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9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
12. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
13. Circular ROC No: 13686/2017/LA-1,dated.08-09-2017 of Director of Town and Country Planning.
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
15. Demand Payment Request Letter, dated.16.12.2024.
16. Applicant M/s. Sameera Estates Pvt. Ltd., & 3 Others fees remittance letter dated.17.12.2024 & 18.12.2024 (Flag day Fund).
17. Tirunelveli Local Planning Authority Meeting Resolution No: 123, Date:19.08.2024.

1. With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Tirunelveli District, Tirunelveli
Local Planning Area, Tirunelveli Corporation, Thatchanallur ward, Chatramputhukulam Village, Ward-A, Block-19, T.S.No.44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5,
46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) Site Extent 19.04 Acres (77050.00

sq.m).

2. The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai under section
49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as LP/DTCP No.92/2024.

3. The approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 5th cited above to the
concerned local body.

4. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

5. 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.

6. The local body is requested to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1. The flow of the field Channel passing through the site of the layout must be retained in its original course and must not be encroached upon.

2. The applicant must construct the proposed culverts across the field channel which passes through the layout at all locations where the road crosses it, at his own
cost.

3. With reference to the 7th, 8th and 11th 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”.

4. Plots reserved for Economically Weaker Section (EWS) 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.

5. With reference to the 12th cited and 13th 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.

6. 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.

7. 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.

8. 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	115515	15/07/2024
2	OSR Fee		
3	Centage Charges	79800.00	17/12/2024
4	Development Charges	154100.00	17/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	159600.00	17/12/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2024.12.18 20:07:04

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

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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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