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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. ZI5IVFVH/2026/TCP Date : 13/02/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Ittamozhi Village Panchayat,
Nanguneri Panchayat Union,
Tisaiyanvilai Taluk,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning – Tirunelveli District - Tisaiyanvilai Taluk – Nanguneri Panchayat Union – Ittamozhi Village Panchayat - Ittamozhi Village – S.F.No. 872/7B,872/7C,872/7D– Site extent of 19800.00 sq.m (4.89 Acres) - Technical Clearance issued - forwarded for further action - Regarding.

Ref :
1. Applicant, Thiru.P.Tharmalingam, Online Application No. ZI5IVFVH, dated :09.11.2025.
2. Joint Director, District Town and Country Planning Office, Tirunelveli District, Online Letter No. ZI5IVFVH /2025/TCP, Dated:06.01.2026 (Road Pattern
issued)
3. Joint Director (i/c) of Agriculture, Tirunelveli District, Letter No. 4/8162/2025, Dated: 21.11.2025.
4. Letter of Thiru.P.Tharmalingam, dated: 10.02.2026 (Gift Deed Document No. 79/2026, dated :09.01.2026 and 339/2026, dated: 09.02.2026.)
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated :24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and
Water Supply dated :31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated :09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated :16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated :30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated :08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated: 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated: 14.10.2019.
15. Online Demand payment Request letter dated: 12.02.2026 (Centage, Sub Division and Development Charges).
16. Letters of Thiru.P.Tharmalingam, dated: 13.02.2026 (Payment of Centage, Sub Division and Development Charges).

Order:

In the reference 1st cited, the applicant has requested approval for a Residential layout in Tirunelveli District, Tisaiyanvilai Taluk, Nanguneri Panchayat
Union, Ittamozhi Village Panchayat , Ittamozhi Village, comprised in S.F.Nos. 872/7B,872/7C,872/7D, measuring an extent of 19800.00 sq.m (4.89
Acres).

In continuation, the road pattern for the proposed residential layout was issued on 06.01.2026 as per 2nd reference cited. Further, the applicant has
executed a registered gift deed handing over the roads and road splay areas, Open Space Reservation (OSR), and the public purpose area (A) to the
concerned local body vide Document No. 339/2026, dated: 09.02.2026 and Public Purpose Area (B) to the

TANGEDCO vide Document No.79/2026,
dated.09.01.2026.
Hence, the Residential Layout is hereby Technically Approved, and the Layout Approval Number is assigned as L.P/TVLD No. SWP/18/2026, subject to
the following conditions.

General Conditions:
1. After obtaining the original approved layout map and original gift deed documents from the applicant and after ensuring compliance with the
provisions cited in Reference Nos. 8 and 10, the local body shall accord final approval to the layout.
2. On issuing final approval, the local body is requested to forward a copy of the approval proceedings and conditions to this office immediately.
3. After final approval by the local body, the approved residential layout plan shall be forwarded to the concerned Registration Department and Land
Survey Department for information and appropriate action.
4. An acknowledgement of receipt of approved plans and proceedings shall be sent to this office.
5. As per the 13th cited circular, the proceedings and approved layout maps shall be forwarded to the concerned Tahsildar for updating details in the
Tamil Nilam Website.

Special Conditions
1. As per References 8, 9 and 10,
a) 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.
With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area
reserved for public purpose in favor of concerned local body.
2. As per References 11 and 12, the local body must issue final approval only after transfer of earmarked roads, public purpose areas and
TANGEDCO areas and subdivision in favor of the concerned local body
3. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to
collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
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, is any dispute arises over individual rights, 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.
6. As per TNCDBR 2019 the following fee and charges are collected as follows:

Copy to
1. Thiru.P.Tharmalingam
No.21/5A, Sudalai Andavar Kovil Street,
Thisaiyanvilai,
Tirunelveli-627 657.

2. Record

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29700	09/11/2025
2	OSR Fee		
3	Centage Charges	33000.00	12/02/2026
4	Development Charges	39600.00	12/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	44000.00	12/02/2026

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2026.02.13 19:07:31

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.