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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 509/2025 **Date:** 9/10/25 4:42 PM

From:

Executive officer

29/14, James Road, Thisaiyanvilai

To :

Thiru. E. Bharathi Raja, S/o Esakkimuthu, Door No 194/4-8, Main Road, Kasthurirangapuram, Tirunelveli - 627 112

Online Application Number: JZYW2P6A

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planing – Tirunelveli District – Thisaiyanvilai Taluk – Thisaiyanvilai Town Panchayat – Thisaiyanvilai Village, Survey No 878/1B2 – Site Extent 5672 sq.m (1.40 Acre) – Technical Clearance issued – forwarded for further action – Reg.

Ref :

01. Applicant Thiru. E. Bharathiraja online application No JZYW2P6A/2025/TCP , Dated 28.02.2025
02. The Joint Director, District Town and Country Planning office, Tirunelveli District online Letter No JZYW2P6A/2025/TCP (Road Pattem issued on 04.07.2025)
03. Circular form the Director of Town and country planning Roc No 19799/2020 dated 24.12.2020
04. G.O 138, Housing and Urban Development Department Dated 04.06.2024
05. G.O 79, Housing and Urban Development Department Dated 04.05.2017
06. G.O 18, Municipal Administration and water Supply Department Dated 04.02.2019 and G.o 16 Minicipal Administration and Water Supply Department Dated 31.01.2020
07. G.O 141, Housing and Urban Development Department Dated 23.09.2020
08. G.O 181, Housing and Urban Development Department Dated 09.12.2020
09. Government Letter No 19113/UD4(3)/2017-1, Housing and Urban Development Department Dated 30.08.2017
10. Circular form the Commissioner of Town and Country Planning Letter No

13686/2017/LA1 Dated 08.09.2017

11. Circular form the Director of Town and Country Planning Letter No 320/2022/TCP3 Dated 07.01.2022

12. Demand Payment request Letter Date 23.07.2025

13. Applicant Thiru. E. Bharathiraja Payment Paid on 23.07.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges and Flag day Fund)

Body:

Body,

With reference to the 1st and 2nd cited letter The Tirunelveli District Town and Country Planning Department issued Technical Sanction Plan SWP/LP/ TVLTCP No 5/2025 and Planning Permission No Roc No JZYW2P6A/2025/TCP through online for the residential lay out extent of 5672 sq.m (1.40 Acre) Comprising Re.survay. No 878/1B2 Thisaiyanvilai Village , Thisaiyanvilai Town Panchayat, Tirunelveli District. Details of the Project is given blow

Project Details

1 Local Body Thisaiyanvilai Town Panchayat

2 Project Survey No 878/1B2

3 Total site extent of Layout 5672 sq.m (1.40 Acre)

4 Total No of Plots 22

5 Total area of the road and Splays 1344.73 sq.m (Surrender to Thisaiyanvilai Panchayat through

7 Road Maintance Rs. 13000/-

Indian Bank, Adaiyar Branch, dated 04.09.2025

Amount Paid in Government Head

S.No

(1) Survey No (2) Guideline Value (3) Total Extend (4) Guideline value as per Total Extend (5) (3) X (4) As Per G.O 3 % of Guideline value of Total Extend Remarks

1 878/1B2 Rs.875/- 5672 sq.m R.s. 4963000/- R.s 148890/- IFHRMS– (20250906038227) Through E -Challan

Hence, this Residential Layout has been approved with the below conditions,

1) As per the condition , the layout has been approved and the approval number was issued as 509/2025 , dated 10.09.2025

2) This office has not legally certified the title to the ownership by granting final Approval to the Layout. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises regarding the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

3) The Tamil nadu Government in G.O. Ms.No.112, Housing and urban Development Department, Dated : 22.06.2027 has approved the Tamilnadu Real estate (Regulation & Development) Act 2016. The Promoter has to advertise, Market, book, 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 instructions given by TNRERA.

4) AS Per Tamilnadu Panchayat Act 1994, section 242 (3) & Tamil nadu Panchayat Building Rules 1997, the plot purchasers should get building plan approval from the Town Panchayat separately

5) EWS Plots should not be altered or amalgamated, whereas in Town Panchayat areas the EWS allotted plots should be altered if the plots were not sold for 3 years from the date of approval after getting prior approval from the department as per G,O. 16, Department of Municipal Administration and Water Supply, Dated 31.01.2020

6) Alteration of plot dimensions , road dimensions, public purpose site dimensions, and Road patterns shall not be done without the prior approval of the Tirunelveli District Town and Country planning office, Showing any reason

7) ‘’ SPLAY” should be provided mandatorily at the junction of tow road in the layout

8) No Plot shall be sold, leased, or transferred by any other means or to build and construction on and plot before conforming to the above tow conditions.

9) On all layout roads exceeding 7.2 Meters in with , shade providing trees shall be planted within 1.00 Meters of the road boundary not exceeding 9.00 Meters in succession.

10) A display board viewing the DTCP approved layout plan 6’x4’ size shall be permanently provided at the entrance of the layout for public view. The date and number of the Thisaiyanvilai Town Panchayat council resolution approving the layout should be indicated.

11) Land Ownership is considered as per the land ownership documents submitted by the applicant there fore , it its also informed that no right can be asserted on the ground that the layout has been approved where there is no actual title to the land

12) The promoter should be provide the phtoto copy of this order, along with the order and plan copy issued by the Tirunelveli District town and Country planning office mandatorily to the plot purchasers

Signature valid **Executive officer**

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.09.10 16:42:37

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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