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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 04/2025-2026 **Date:** 8/18/25 2:08 PM

From:

Village Panchayat

Kondanagaram

To :

Sheik Mohammed M and SHABEER AHAMED
18B/4, Pichavana Theru,
Palayamkottai.
Tirunelveli. 627002,

Online Application Number: 4J2E5GZJ

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning - Tirunelveli District – Tirunelveli Local Planning Authority - Tirunelveli
Taluk - Pappakudi Panchayat Union – Kondanagaram Village Panchayat - Kondanagaram village, .Survey No.409A/12A2Q1-
Site extent 7060.00sq.m(1.75 Acre) – Layout Planning Permission issued – Forwarded for further action - Reg.

Ref :

1. Applicant Thiru.M.Sheik Mohammed and Thiru.Shabeer Ahamed through online application No.4J2E5GZJ/2025,
dated.16.05.2025.
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online reference No.
4J2E5GZJ/2025,
Road pattern issued dated.05.06.025.
3. Applicant Thiru.M.Sheik Mohammed and Thiru.Shabeer Ahamed Letter, Dated:21.06.2025 (Gift deed document No.3358/2025
and 3356/2025, dated.20.06.2025).
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. 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.

7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. OSR payment paid on 21.06.2025.
13. Demand payment Request Letter, dated.25.06.2025 (Requiring payment of Development Charges, Centage Fee, Subdivision
Charges and Flag Day Fund).
14. Applicant Thiru.M.Sheik Mohammed and Thiru.Shabeer Ahamed letter payment paid on 25.06.2025 (Payment of
Development Charges,
Centage Fee, Subdivision Charges and Flag Day Fund).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
17. Tirunelveli Local Planning Authority, Resolution No.69, dated.30.05.2025.

Body:

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District,
Tirunelveli Local Planning Authority,
Tirunelveli Taluk, Pappakudi Panchayat Union, Kondanagaram Village Panchayat, Kondanagaram village, Survey
No.409A/12A2Q1- Site extent 7060.00sq.m(1.75 Acre).
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 District on 05.06.2025. Further the applicant Thiru.M.Sheik Mohammed and Thiru.Shabeer Ahamed has through gift
deed the layout road, road splay spaces
and public purpose areas has been handed over to the local body and Tangedco vide Gift deed document No.3358/2025 and
3356/2025, dated.20.06.2025.
Further as per TNCDBR rule 47(6) a sum of Rs.3,96,171/- has been remitted into Govt. account on 21.06.2025, in lieu of
providing OSR area of 489.10sq.m.
Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/57/2025 and Planning
Permission No.P.P/L.P/TLPA
No.SWP/97/2025 with below conditions

Village

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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