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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. RRCM3FG6/2026/TCP Date : 05/02/2026

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

Executive officer,
Thiruvattar Town Panchayat
Kanniyakumari district

Sir/ Madam,

Sub : Residential Layout - Office of the District of town and country planning-kanniyakumari District -Thiruvattar Town Panchayat-Kulasekaram A Village- Kanniyakumari district- S.No.61/2B3A,69/2B2 - extent of 12686.00 Sq.m (3.13 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. M Swamidas and Three Others and Online Application ROC No:RRCM3FG6/2026, Dated:13/12/2025
2.District Town and country planning Office,Kanniyakumari District Letter No.RRCM3FG6/2026/TCP .(Road pattern issued on dated:28/01/2026).
3.Joint Director of Agriculture department, Letter No.Ma.Thi.1/12447/2025, Dated:07.01.2026
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Mr.M Swamidas and Three Others Letter, Dated:03.02.2026.(Gift deed document no.475/2026 and 476/2026, dated:02.02.2026 and 02.02.2026).
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 WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (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.Demand payment Request Letter, Dated:04.02.2026(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Mr.M Swamidas and Three Others letter , Dated:04.02.2026.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicants have requested for approval of the proposed Residential Layout inS.No. 61/2B3A,69/2B2 with an extent of 12686.00 Sq.m
(3.13 acre)of Kulasekaram A Village, Thiruvattar Town Panchayat, Thiruvattar Taluk,Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for the residential layout has been issued by the Assistant Director of District Town and Country
Planning Office, Kanyakumari District on 28/01/2026. Further the Applicants, Thiru.M Swamidas and Three Others , has through gift deed the road and road splay has been
handed over to the local body on 02.02.2026. Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and approval number is issued as LP/ KKDTCP No: SWP/07/2026, enclosed with 2 set of original maps and gift deeded
documents has been forwarded with it for further action.

2) Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.
3) After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department
for information and appropriate action.
4) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5) As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

Special Conditions
1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority
along with approval of Local Body shall be issued to the applicant(s) directly.
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, park 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.
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, S.F.No sub-division in favour
concern local body.
3.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.
4.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 plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
5. According to the Directorate of Town and Country Planning 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, if anyone else arises/dispute for 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:
1.Mr. M Swamidas and Three Others,
1-41,ALUMOOTTUVILAI,
VEEYANOOR,
KALKULAM,
THIRUVATTAR,
KANYAKUMARI-629177

2.Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	19029	13/12/2025
2	OSR Fee		
3	Centage Charges	17400.00	04/02/2026
4	Development Charges	25372.00	04/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	23200.00	04/02/2026

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

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2026.02.05 17:26:15

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.