Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. F4CQ6CLB/2024/TCP Date : 05/12/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President ,
Idaikal village Panchayat,
Tirunelveli District .

2.Thiru.B.Paramasivan,
19, Puliyanthoppu South Street,
Meenakshipuram,
Tirunelveli.

Sir/ Madam,

Sub : Residential Layout – District Town and Country planning - Tirunelveli District – Ambasamudram Taluk – Pappakudi Panchayat Union – Idaikal village panchayat – Idaikal part – 1 village, S.F.No.195/1A1, 195/1B, 196/1A, 196/1B, 197/1 and 197/2, site extent of 29000.00sq.m.(7.16Acre) - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. B.Paramasivan online application No.F4CQ6CLB/2024/TCP, Dated: 24.09.2024.
2.The Joint Director, District Town and country planning Office, Tirunelveli District Letter No:F4CQ6CLB/2024/TCP (Road pattern issued on dated:
26.10.2024).
3.Circular from the Director of Town and Country Planning, Roc.No19799/2020, Dated: 24.12.2020.
4.Applicant Thiru.B.Paramasivan, dated:23.11.2024 (Gift deed document No:2607/2024, dated:18.11.2024 and 2610/2024, dated:19.11.2024).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.G.O.141,Housing and Urban Development Department, Dated: 23.09.2020.
9.G.O.181,Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113/UD4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13.Demand payment Request Letter, Dated:29.11.2024 (Centage Fee, Development Charges and Flag Day Fund).
14.Applicants Thiru. B.Paramasivan payment paid on 05.12.2024(payment of Centage Fee, Development 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.Joint Director (Agriculture), Tirunelveli District, Office letter no: NE2/4309/2023, dated:28.06.2023.
17.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District,
Ambasamudram Taluk, Pappakudi Panchayat Union, Idaikal village panchayat, Idaikal part-1 village, S.F.No.195/1A1, 195/1B, 196/1A, 196/1B,
197/1 and 197/2, site extent of 29000.00sq.m.(7.16Acre).

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 26.10.2024. Further the applicants Thiru.B.Paramasivan has through gift deed the park, road, road splay
spaces and public purpose areas has been handed over to the local body and TANGEDCO gift deed document No:2607/2024, dated:18.11.2024 and 2610/2024, dated:19.11.2024.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/97/2024 with below conditions.
1.After obtaining the Layout map and original gift deed documents from the applicant and then completing the rules mentioned in the
Government order reference 7th, 9th and 17th cited, the local body should give final approval to the layout.
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 as per
Condition no.9 (b).
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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam
website Special.
Conditions.
1.(a)With reference to the 7th cited, 9th cited and 17th cited letter, 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.
2.With reference to the 10th cited and 11th cited letter, the concerned local body must issue the final approval After transfer of earmarked
road, Park area, local body area, TANGEDCO area S.F.No., sub-division in favour concerned 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
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)
5.According to the Circular No. 12544/14/CB dated: 04.07.2014 states 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 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”.
6.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	43500	24/09/2024
2	OSR Fee		
3	Centage Charges	48000.00	05/12/2024
4	Development Charges	58000.00	05/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	64000.00	05/12/2024

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:2024.12.05 20:17:05



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate