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Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. WNVQO8FT/2025/TCP Date : 02/01/2025

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1.The President,
Naranapuram Panchayat,
Tenkasi District.
2. Thiru.A.Kather Oli and Tmt.Diwan Fathima,
125, Kayithe milllath street,
Thirikoodapuram,
Chokkampatti,
Kadayanallur,
Tenkasi – 627 751.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – HACA - Tenkasi District – Sivagiri Taluk – Naranapuram Panchayat – Naranapuram part I Village - S.F.No.572/2B1, 572/2B1A, 572/4A1, 572/5B10 – Extent of 17113.00 Sq.m (4.23 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.A.Kather Oli and Tmt.Diwan Fathima, Online Application No. WNVQO8FT Dated: 29.11.2024
2.District Town and country planning Office, Tenkasi District Letter No. WNVQO8FT (Road pattern issued on dated. 24.12.2024).
3.NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.Ni4/7944/2024, Dated 20.11.2024.
4.NOC from the Assistant Director, Department of Geology and Mining, Tenkasi District, Letter No.M1/206/2024, Dated:29.10.2024.
5.NOC from the District Forest Officer and Wildlife Warden, Tirunelveli District, C.No.9111/2024/D1, Dated:15.10.2024.
6.NOC from the Revenue Divisional Officer, Tenkasi District, Letter No. RDOSKL/2628/2024-A3, Dated:29.11.2024.
7. NOC from the Tahsildar, Sivagiri Letter No.SVGREV/1297/2024-B1, Dated: 23.09.2024.
8.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
9.Applicants Thiru.A.Kather Oli and Tmt.Diwan Fathima, Online Application No. WNVQO8FT Dated: 29.11.2024 (Gift deed document
no.2202/2024, Dated:30.12.2024)
10.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
11.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
12.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.
13.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
14.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
15.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
16.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
17.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
18.Demand payment Request online Application No. WNVQO8FT Dated: 31.12.2024 (requiring payment of Centage Fee and Flag Day Fund).
19.Applicants Thiru.A.Kather Oli and Tmt.Diwan Fathima online Application No. WNVQO8FT, Dated: 31.12.2024(Payment of Centage Fee and

Flag Day Fund).
20.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 Thiru.A.Kather Oli and Tmt.Diwan Fathima has requested for the approval of residential
layout in Tenkasi District, Sivagiri Taluk, Naranapuram Panchayat, Naranapuram part I Village, S.F.No.572/2B1, 572/2B1A, 572/4A1, 572/5B10
an extent of 17113.00 Sq.m (4.23 Acres).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 24.12.2024.
Further the applicants Thiru.A.Kather Oli and Tmt.Diwan Fathima has gift deeded the roads and splay to the Naranapuram Panchayat vide
Gift deed document no. 2202/2024, dated:30.12.2024.Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/01/2025 and 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 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 18th, 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 16th cited and 18th 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, 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 14th cited and 15th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park areas 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges, before issuing the final approval.
5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
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)
6.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, 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.
Allotment Details of Approved Layout Plan:
Site Extent : 17113.00 Sq.m (4.23 Acres)
No.Of.Plots : 114
EWS Plots total area : 1345.17 Sq.m (10.90 %)
No.of EWS Plots :19 (Plot no.76 – 90, 100 – 102, 104)
Gifted over to Local Body
Gift Deed Documen No.2202/2024, Dated.30.12.2024.
Layout Road & Splay Extent : 4773.35 Sq.m
A) Public Purpose : 63.08 Sq.m (0.51%)
B) TANGEDCO Purpose : 62.40 Sq.m (0.51%)
OSR Area
OSR Area -I : 1008.51 Sq.m (8.18%)
OSR Area -II : 228.55 Sq.m (1.85%)
Total OSR Area : 1237.06 Sq.m (10.03%)

7.As per TNCDBR-2019 the following fee and charges are collected as follows:
Copy To:
1. The Block Development Officer,
Vasudevanallur Panchayat Union,
Tenkasi District.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
3. Sub-Registrar,
Vasudevanallur Sub Registrar Office,
Tenkasi District.
4. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
5. Tahsildar,
Sivagiri Taluk,
Tenkasi District – 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	25670	29/11/2024
2	OSR Fee		
3	Centage Charges	36000.00	31/12/2024
4	Development Charges	34240.00	31/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	48000.00	31/12/2024

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tenkasi
Date:2025.01.02 16:18:56



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

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www.verified.realestate