

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. 9BLBMEVA/2024/TCP

Date : 19/09/2024

From:

Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

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

2.Thiru.S.Shanmugavel And Thiru.S.Sakthi,
Sir/ Madam, No: 4/252, 6th Cross Street,
Santhi Nagar, Palaymkottai,
Tirunelveli -627 005

Sub : Residential Subdivision - District Town and Country Planning office - Tirunelveli District – Tirunelveli Local Planning Authority – Palayamkottai Taluk - Palayamkottai panchayat union - Nochikulam village panchayat- Parpakulam village, S.F.No.25/1E3A, 1E3B, 1F1A, 1F1B, 1F1C, 1F1D - Site extent -2200.00sq.m.(0.54 Acre) – Residential Subdivision of 8 plots - Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.S.Shanmugavel And Thiru.S.Sakthi online application No: 9BLBMEVA /2024, Dated: 30.04.2024.
2.District Town and country planning Office, Tirunelveli District Online Letter No. 9BLBMEVA /2024 (Road pattern issued dated:13.06.2024).
3.Circular from the Director of Town and Country Planning, Roc.No 19799/ 2020, Dated: 24.12.2020.
4.Applicant Thiru.S.Shanmugavel And Thiru.S.Sakthi online Letter, Dated:23.07.2024.
5.G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.No.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.No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8.G.O.No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9.Government Letter No.19113/Nov 4(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.Demand payment Request Letter, Dated: 29.07.2024.(Requiring payment of Centage Fee, and Development Fee).
13.Applicant Thiru.S.Shanmugavel and Thiru.S.Sakthi online letter Dated.06.08.2023 (payment of Centage Fee, and Development Fee received).
14.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
15.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
16.Tirunelveli Local Planning Authority Resolution No.45, dated:10.06.2024.

With reference to the site 1st Cited letter, applicant has requested for the approval of Residential Subdivision of 8 plots in Tirunelveli District, Tirunelveli Local Planning Authority, Palayamkottai Taluk, Palayamkottai Panchayat union, Nochikulam village Panchayat, Parpakulam village, S.F.No.25/1E3A, 1E3B, 1F1A, 1F1B, 1F1C, 1F1D, site extent -2200.00sq.m.(0.54 Acre)
In the continuation, with reference to the 2nd cited letter, Road pattern for Residential Subdivision has been issued by the Office of the District town and country planning, Tirunelveli District on 13.06.2024. Further the applicant Thiru.S.Shanmugavel And Thiru.S.Sakthi letter dated.

23.07.2024 details has been received that no new roads have been proposed for the Residential Subdivision. Therefore it is requested to consider the existing roads and grant permission for Residential Subdivision.

Hence, the residential Subdivision of 8 plots has been approved with below conditions.

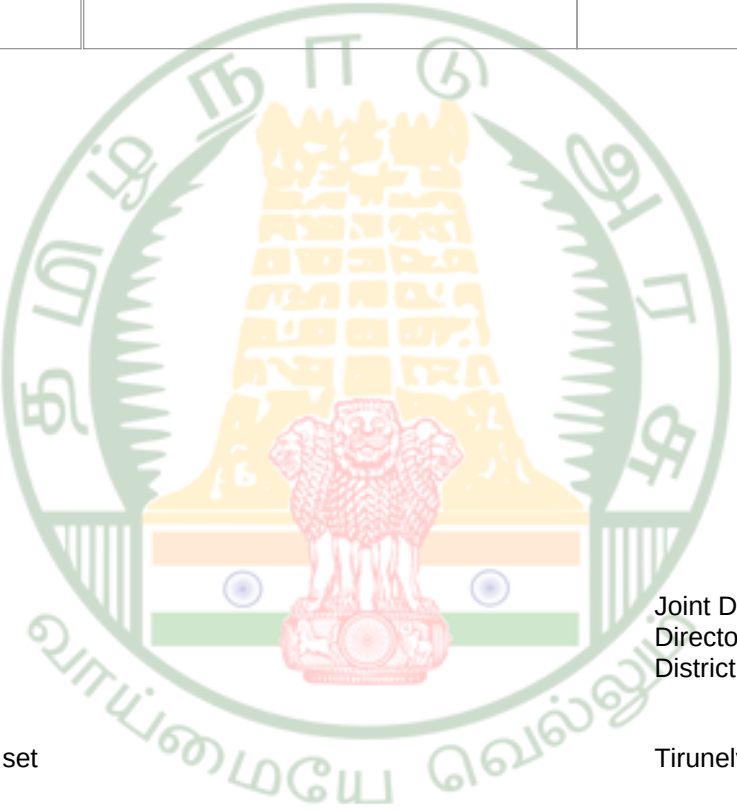
Conditions:

- 1.As per the condition, the Subdivision has been approved and approved number issued as L.P/TLPA No:SWP/67/2024 and PP/LP/TLPA NO: SWP/85/2024 and enclosed with 2 set of original maps 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 Subdivision 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 cited, 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 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 Subdivision 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 9th cited and 10th cited letter, the concern local body must issue the final approval, after transfer of earmarked road, Public purpose 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.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 arises dispute / 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.
- 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	3300	30/04/2024
2	OSR Fee	87994	23/07/2024
3	Centage Charges	2400.00	06/08/2024
4	Development Charges	4400.00	06/08/2024
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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