

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. YTN3HP6Y/2024/TCP

Date : 15/07/2024

From:

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

To :

1.The President,
Alagiyapandiyapuram village panchayat,
Tirunelveli District.
2.Thiru.S Subbaiah,
Sir/ Madam, 2/2, North Street, Chettikulam,
Alagiyapandiyapuram,
Tirunelveli -627 201.

Sub : Residential Layout - District Town and Country Planning Office - Tirunelveli District - Manur Taluk - Manur Panchayat Union - Alagiyapandiyapuram village panchayat – Alagiyapandiyapuram village - R.S.No.283/1B2A, site extent 6235.00Sq.m.(1.54Acre) - Layout Technical clearance issued – Forwarded for further action - Reg.

Ref : 1. Applicant Thiru.S.Subbaiah through online application No.YTN3HP6Y/2024, Dated:04.06.2024.
2. District Town and country planning Office, Tirunelveli District Letter No.YTN3HP6Y/2024 (Road pattern issued on 28.06.2024).
3. Joint Director Agriculture department, Letter No.ep1/4334/2021>Dated:02.08.2021.
4. The Block Development Officer, Manur panchayat Union letter M7/1720/2023, dated.21.04.2023
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
6. Applicant Thiru.S.Subbaiah Letter, Dated:11.07.2024.(Gift deed document no.1288/2024 and 1289/2024, dated:10.07.2024).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Demand payment Request Letter, Dated:11.07.2024(requiring payment of Centage Fee and Flag Day Fund).
16. Applicant Thiru.S.Subbaiah letter, Dated:12.07.2024 (Payment of Centage Fee and Fee and Flag Day Fund).
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
18. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
19. The Executive Engineer, Wind Electricity Generation Farm scheme, Tirunelveli letter No.EE/Wind Farm/Tirunelveli/KO.WEG./A.No.1206/2024, dated.24.06.2024.
20. G.O. no.01, Housing and Urban Development Department(UD4(1), Dated: 02.01.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Manur Taluk, Manur Panchayat Union, Alagiyapandiyapuram village panchayat, Alagiyapandiyapuram village, R.S.No.283/1B2A, site extent 6235.00Sq.m.(1.54Acre)

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 28.06.2024. Further the applicant Thiru.S.Subbaiah has through gift deed the road, road splay, park and public purpose areas has been handed over to the local body vide Gift deed document no.1288/2024 and 1289/2024, dated:10.07.2024.

Hence, the residential layout has been approved and approved number is issued as L.P/TVLD No:SWP/57/2024 with below conditions.

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 8, 10, 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.

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 14th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam website.

6. There exists a wind electricity generator/wind mill on the north western boundary of the site at a distance of 42.0 m . Hence NOC/Technical details of the wind mill has been obtained vide reference 19th cited

7. The applicant shall not construct any building /other related activity in the area earmarked as building construction prohibited area

Special Conditions :-

1. (a)With reference to the 9th, 11th and 18th 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 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked

road, local body area, TANGEDCO area 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

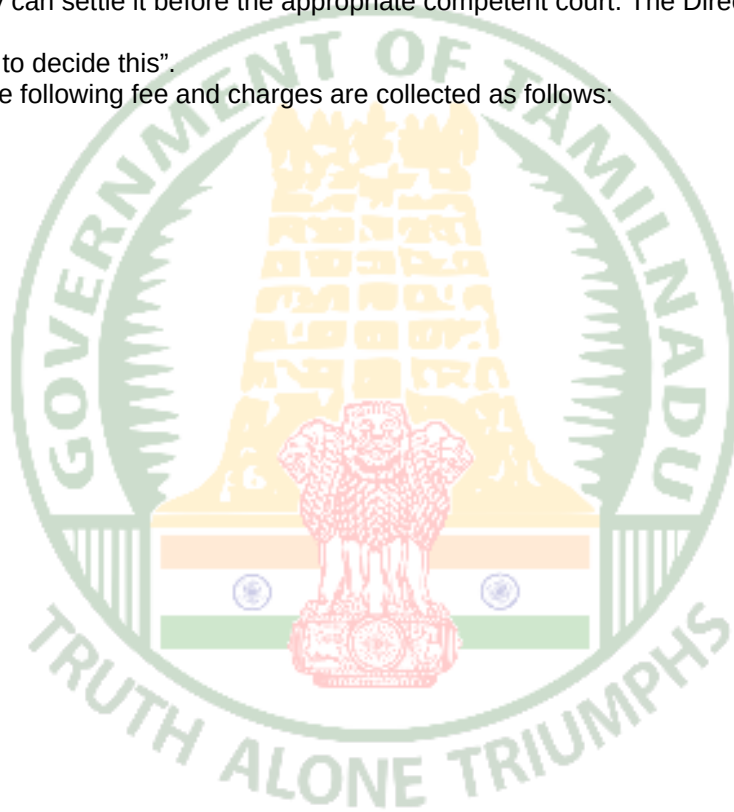
requested to collect Rs.1000 as scrutiny fee for each plots. And under rule -9 concerned local body should collect

the 3% Market Land Value
as Land conversation charges, before issuing the final approval.
Head of Account:

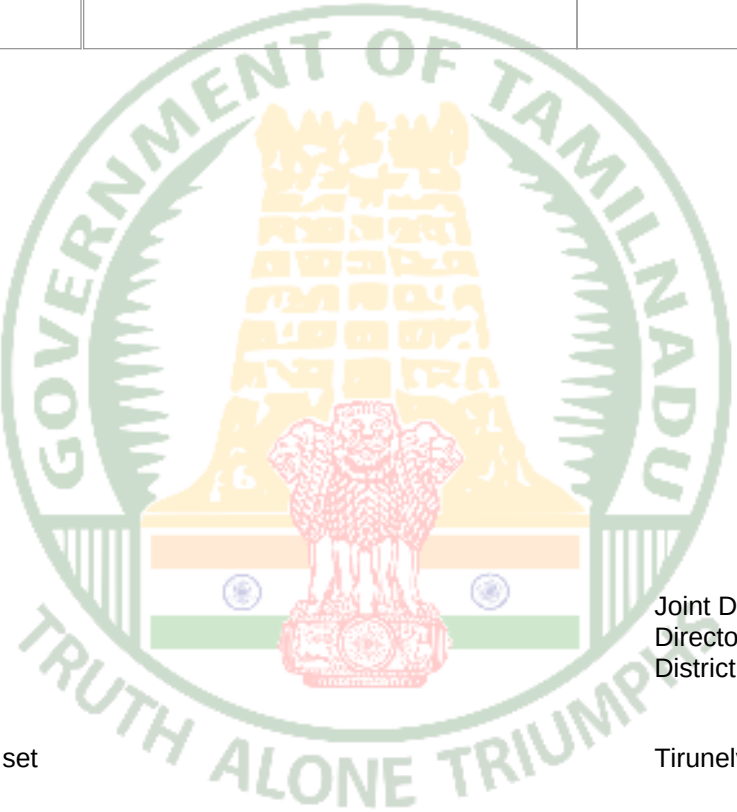
0217 Urban Development –
60 Other Urban Development Schemes –
800 Other Receipts –
AS Receipts under Land Use Conversion Charges-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)

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	9353	04/06/2024
2	OSR Fee		
3	Centage Charges	8700.00	12/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Tirunelveli District.