

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. GQN38GB4 /2024/TCP

Date : 24/10/2024

From:

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

To :

1.The President,
Nochikulam Village panchayat,
Tirunelveli District.

2.Tmt. J.Jesikala,
Sir/ Madam No:1 ,Pionner Kumarasamy Nagar,
Perumalpuram Post,
Palayamkottai,
Tirunelveli-627007

Sub : Residential Layout – District Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Authority - Palayamkottai Taluk/Panchayat Union-Nochikulam Village Panchayat- Krishnapuram Village-Survey No.198/2 and 199/2 site extent 2457.00 sq.m.(0.6070 Acre) .– Conversion of Primary school site in the DTCP approved layout L.P/DTCP No:873/1993 into residential proposal and approval of residential layout -Layout Planning Permission issued – Forwarded for further action - Reg.

Ref :

1. Applicant Tmt. J.Jesikala through online application No. GQN38GB4, dated.07.05.2024.
- 2.District Town and Country Planning Office, Tirunelveli District Letter No. GQN38GB4 /2024,(Road pattern issued on 07.08.2024).
- 3.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
- 4.Applicant Tmt. J.Jesikala, Letter Dated:04.10.2024. (Gift deed document No.2816/2024, dated:27.09.2024).
- 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/Nov4(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.Letter from the Thasildar,Palayamkottai Taluk, e.f.vz;:M8/324/2024,dated:30.09.2024.
- 14.NOC certificate from The President, Nochikulam Village Panchayat, Resolution No:150/2024,dated:16.09.2024.
- 15.Demand payment Request Letter, Dated:09.10.2024 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
- 16.Applicant Tmt. J.Jesikala , Dated:14.10.2024 (Payment of Development Charges, 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.Tirunelveli Local Planning Authority, Resolution No.111, dated.31.07.2024

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District ,Tirunelveli Local Planning Authority ,Palayamkottai Taluk/Panchayat Union, Nochikulam Village Panchayat, Krishnapuram Village, Survey No.198/2 and 199/2 site extent 2457.00 sq.m.(0.6070 Acre). Conversion of Primary school site in the DTCP approved layout L.P/DTCP No:873/1993 into residential proposal and approval of residential layout. 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 07.08.2024. Further the applicant Tmt. J.Jesikala has through gift deed the layout road, road splay spaces and public purpose areas has been handed over to the local body vide document No: 2816/2024, dated:27.09.2024.

Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/82/2024 and Planning Permission No.P.P/L.P/TLPA No.SWP/120/2024 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 8th 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 12th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam website.

Special Conditions :-

- 1.(a)With reference to the 7th cited, 9th cited 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 10th cited and 11th 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.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 is not the right organization to decide this.

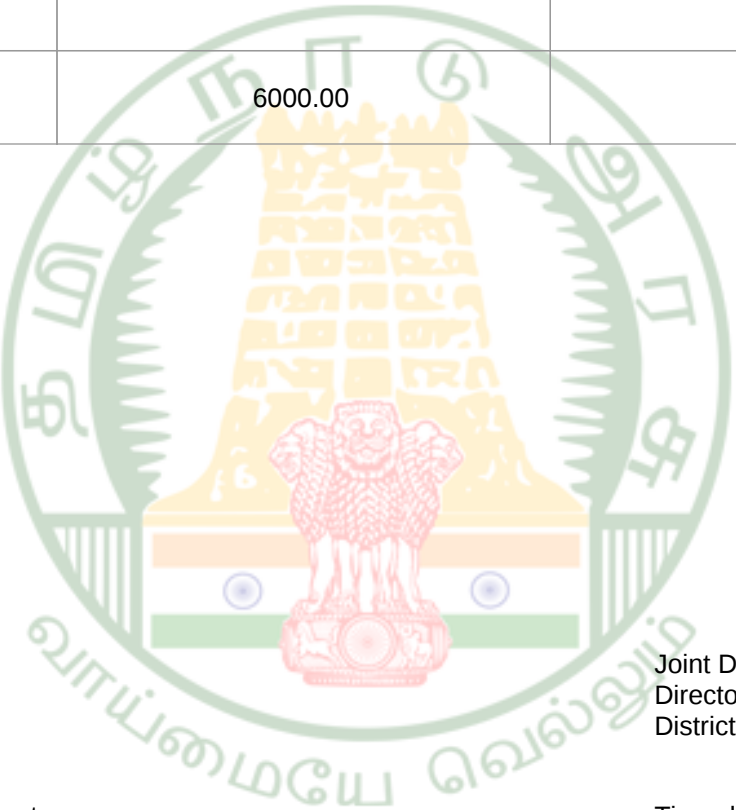
- 5.Tirunelveli Local planning authority resolution No:111,dated:31.07.2024.

It is resolved that the excess land situated on the western boundary of the proposed land shall be measured by the tahsilar palyamkottai taluk and the land shall be transferred to the government/local body then after the receipt of the required fees in government account planning permission may be issued.

- 6.The panchayat president nochikulam village panchayat vide resolution no150/2024 dated 16.09.2024 NOC is passed and issued vide letter dated 16.09.2024
- 7.The Tahsildar palayamkottai vide letter no.AA8/324/2024 dated 30.09.2024 addressed to the Joint director/Member secretary Tirunelveli LPA reported that the excess land is in s.f.no 199/1 part is vacant on Ground with 7.30 m width on the western side of the approved layout no;873/1993 and the excess land is owned by patta no:576 in the name of others.
8. Hence based on the above, the excess/unclaimed land in s.f.no 199/1 part of krishnapuram village which measures average 50.00/46.70 m in length and 7.30 m wide and owned by Tmt. Alise W/O Chella durai and 64 others in patta no:576 situated on the western side of the approved layout no;873/1993 (proposed residential layout)shall be retained as road and maintained by the nochikulam village panchayat until further orders /till the excess/unclaimed land is transferred in the name of Government(Revenue)/local body
- 9.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	3686	05/07/2024
2	OSR Fee		
3	Centage Charges	4500.00	14/10/2024
4	Development Charges	4914.00	14/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	14/10/2024



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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set