

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.N.Paramasivan,
Sir/ Madam, Puliyanthoppu South Street,
Meenakshipuram,
Tirunelveli.

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.N.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.N.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.N.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.N.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.

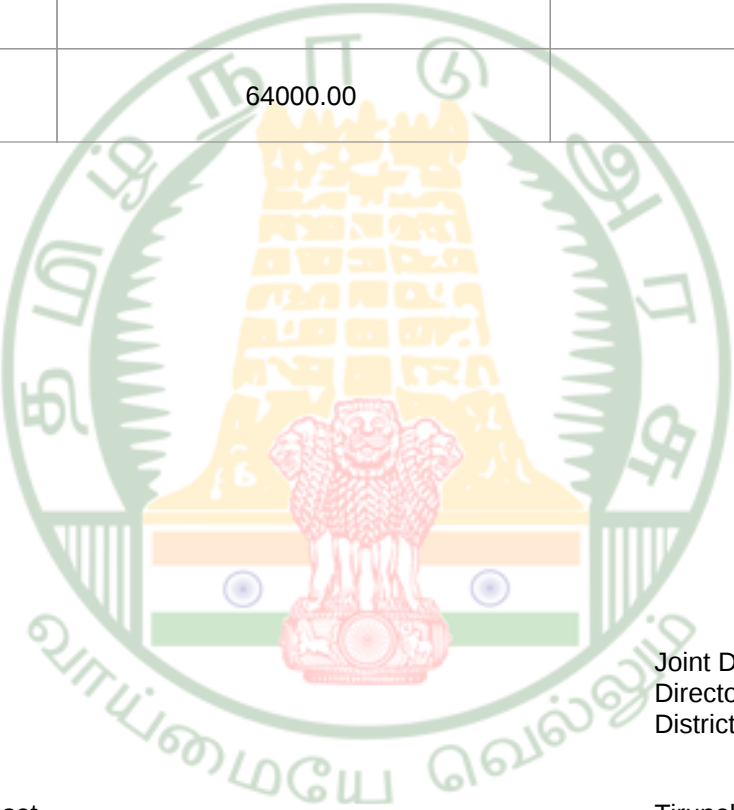
Also, if anyone else dispute/arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town

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