

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. YUDH1D5W/2025/TCP

Date : 22/12/2025

From:

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

To :

The Commissioner,
Ambasamudram Municipality,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Tirunelveli District – Ambasamudram Taluk – Ambasamudram SLPA – Ambasamudram Municipality – Mela Ambasamudram Village – S.F. No. 134/1 – Site extent of 5796.60 Sq.m (1 Acre 43 Cents) – Technical Clearance issued – Forwarded for further action – Reg.

Ref : 1. Application of Thiru. T.P. Ganesan through Online Application No. YUDH1D5W, dated 11.07.2025.
2. Joint Director, District Town and Country Planning Office, Tirunelveli District, Online Letter No. YUDH1D5W, Road Pattern issued on 23.08.2025.
3. Circular of the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2020.
4. Letter of Thiru. T.P. Ganesan, dated 13.11.2025 (Gift Deed Document No. 2125/2025, dated 07.11.2025.)
5. G.O.(Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019 and G.O.(Ms) No. 16, Municipal Administration and Water Supply Department, dated 31.01.2020.
7. G.O.(Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.
8. G.O.(Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.
9. Government Letter No. 19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular of the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, dated 08.09.2017.
11. Circular of the Director of Town and Country Planning, Roc. No. 320/2022/TCP3, dated 07.01.2022.
12. Online Demand Payment Request Letters dated 23.08.2025 and 09.12.2025 (OSR Fee, Centage Fee and Development Charges).
13. Letters of Thiru. T.P. Ganesan, dated 15.11.2025, 10.12.2025 and 12.12.2025 (Payment of OSR Fee, Centage Fee and Development Charges).
14. Circular of the Director of Town and Country Planning, Roc. No. 4367/2019/TCP2, dated 14.08.2021.
15. G.O.(Ms) No. 141, Housing and Urban Development Department, dated 16.07.2022.
16. Circular of the Director of Town and Country Planning, Roc. No. 4367/2019/BA2, dated 05.02.2020.

Order:

With reference to the 1st cited, the applicant Thiru. T.P. Ganesan has applied for approval of a Residential Layout in Tirunelveli District, Ambasamudram Taluk, Ambasamudram SLPA, Ambasamudram Municipality, Mela Ambasamudram Village, S.F No. 134/1, measuring an extent of 5796.60 Sq.m (1 Acre 43 Cents).

In continuation, with reference to the 2nd cited, the road pattern for the proposed residential layout was issued on 23.08.2025. Further, the applicant has executed a Gift Deed handing over the roads, road splay and public purpose areas to the local body vide Document No. 2125/2025, dated 07.11.2025. In lieu of providing OSR land, a sum of Rs. 46,617/- has been remitted towards OSR Charges on 15.11.2025 through online mode.

Hence, the Residential Layout is technically approved, and the Layout Approval Number is issued as L.P/TVLD No. SWP/130/2025, subject to the following conditions.

General Conditions:

1. After obtaining the original approved layout map and original gift deed documents from the applicant and after ensuring compliance with the provisions cited in Reference Nos. 6 and 15, the local body shall accord final approval to the layout.
2. On issuing final approval, the local body is requested to forward a copy of the approval proceedings and conditions to this office immediately.
3. After final approval by the local body, the approved residential layout plan shall be forwarded to the concerned Registration Department and Land Survey Department for information and appropriate action.
4. An acknowledgement of receipt of approved plans and proceedings shall be sent to this office.
5. As per the 11th cited circular, the proceedings and approved layout maps shall be forwarded to the concerned Tahsildar for updating details in the Tamil Nilam Website.

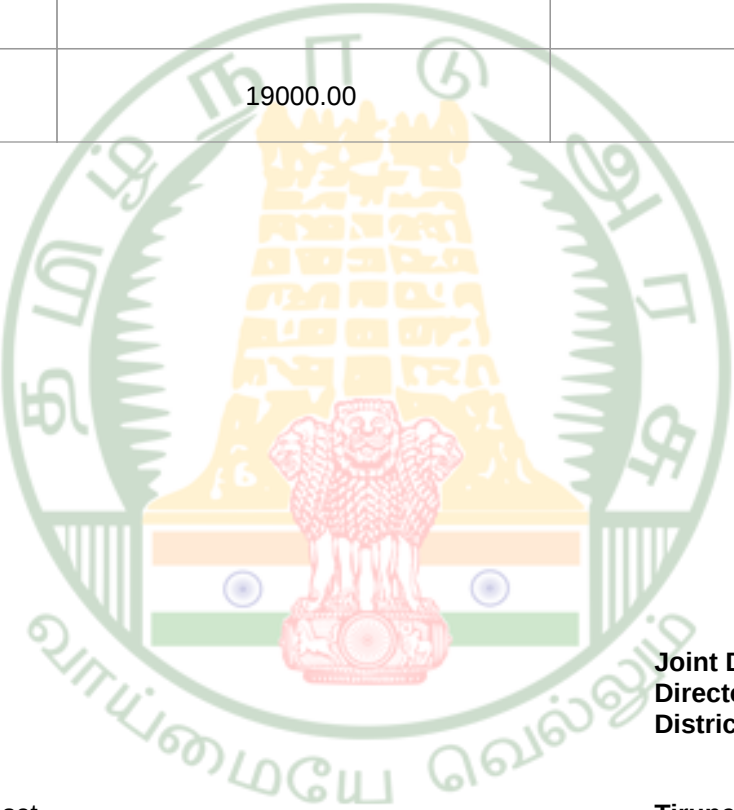
Special Conditions:

1. As per References 6, 8 and 15,
 - a) 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. As per References 9 and 10, the local body must issue final approval only after transfer of earmarked roads, public purpose areas and TANGEDCO areas and subdivision in favour of the concerned local body.
3. As per G.O.(Ms) No.112, Housing and Urban Development Department, dated 22.06.2017, under the Tamil Nadu Real Estate (Regulation and Development) Act, 2016, the promoter shall market or sell plots only after registration of the project with TNRERA. The applicant shall strictly adhere to TNRERA procedures.
4. As per Circular No. 12544/14/CB dated 04.07.2014, the Town and Country Planning Department does not certify ownership title. Technical clearance only verifies development entitlement. Title disputes, if any, shall be settled before competent courts.
5. As per TNCDBR, 2019, applicable fees and charges have been collected as follows,

Copy to:

1. Thiru. T.P. Ganesan,
No. 19L, College Road,
T.P.G. Colony, Ambasamudram,
Tirunelveli – 627 401.
2. Record

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9600	11/07/2025
2	OSR Fee		
3	Centage Charges	11400.00	10/12/2025
4	Development Charges	11334.00	10/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	19000.00	10/12/2025



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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set