

Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001



ROC No. K83EGXHI/2025/TCP

Date : 24/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Commissioner,
Nagercoil City Municipal Corporation,
Nagercoil
Kanyakumari District.

Sir/ Madam,

Sub : Residential Sub division - District Town and Country planning office - Kanyakumari District - Nagercoil Local Planning Area - Agastheeswaram Taluk - Nagercoil City Municipal Corporation – Thengamputhoor Village - R.S.Nos. 307/6A4B2, 6B3B - Extent of site 1618.00 sq.m – Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant, Thiru.S.Vignesh submitted the application for the Residential Sub division through online application No: K83EGXHI/2025, dated: 04.08.2025.
2. District Town and country planning Office, Kanyakumari District Letter No. K83EGXHI/2025, (Road pattern issued on dated: 09.09.2025).
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 dated: 24.12.2020.
4. Applicant, Thiru.S.Vignesh Dated: 15.09.2025. (Gift deed document No: 3765/2025, dated: 11.09.2025)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
8. G.O.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 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 through online, Dated: 09.09.2025 & 22.09.2025 (Requiring payment of OSR Fee & Centage Fee, Development Charge and Sub division charge).
13. Applicant Thiru.S.Vignesh amount paid through online letter, dated:15.09.2025 & 22.09.2025 (Payment paid of OSR Fee & Centage Fee, Development Charge and Sub division charge).
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.

With reference to the 1st Cited letter, applicant have requested for the approval of Residential Layout Sub division in Kanyakumari District,
Nagercoil Local Planning Area, Agastheeswaram Taluk, Nagercoil City Municipal Corporation, Thengamputhoor Village, R.S.Nos : 307/6A4B2, 6B3B area of site 1618.00 sq.m.

In continuation, with reference to the 2nd cited letter, road pattern for residential layout Sub Division has been issued by the Member Secretary on 09.09.2025.. Further the Applicant, Thiru.S.Vignesh, has through gift deed the road, road splay area has been handed over to

the local body on 11.09.2025. Hence, this residential layout Sub Division has been approved with below conditions.

Conditions:

1.As per the condition, the Sub division has been approved and approval number is issued as Planning Permission No.56/2025 and SWP

/L.P/NLPA(Sub division) No: 44/2025 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.

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 9th 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 4th cited, 6th cited and 13th 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 7th cited and 8th cited letter, the concern local body must issue the final approval After transfer of earmarked

road 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.

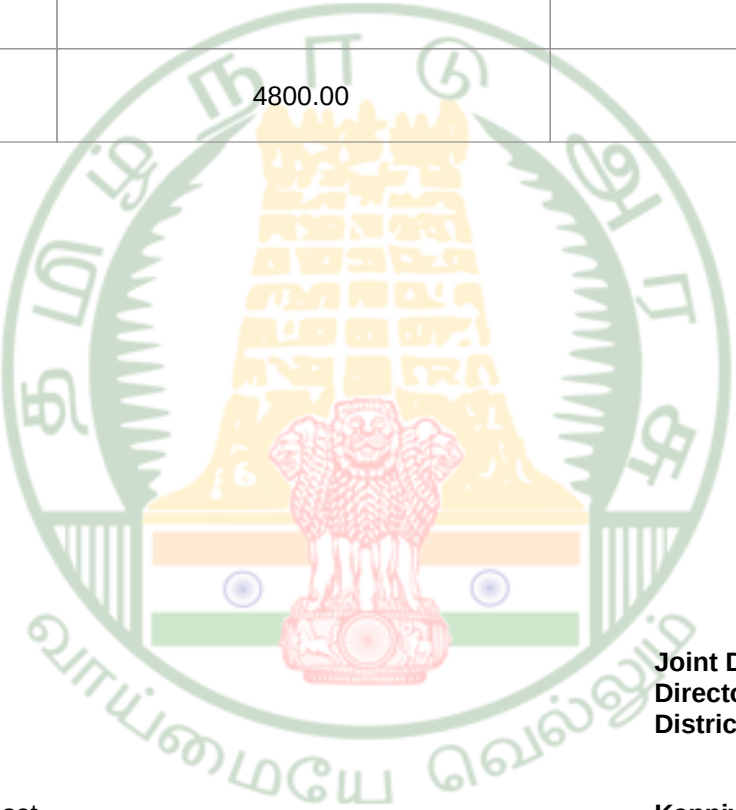
5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure
Drawing -2 Set
To

1. Thiru. S Vignesh,
S/O Mr.Sekar,
93A/ 1, Vattavilai,
Edalakudy,
Nagercoil-629 002
2. Office Record.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2427	04/08/2025
2	OSR Fee		
3	Centage Charges	2400.00	22/09/2025
4	Development Charges	3236.00	22/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4800.00	22/09/2025



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

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set