Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. G5YFO0G5 /2024/TCP Date : 05/08/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

Thiru.M.Subramanian,
1/45,Punnarkulam,
Azagappapuram,
Agastheeswaram Taluk,
kanyakumari District – 629 401.

Sir/ Madam,

Sub : Layout - DTCP - Survey No1777/14B1 and 1780/27B - Vadakku valliyur part-1 Village - Vadakku valliyur Town Panchayat - Radhapuram Taluk - Tirunelveli District - Extent 9440.00sq.m.(2.33Acre) - Layout Technical clearance issued – Forwarded for further action - Reg.

Ref :
1. Applicant Thiru.M.Subramanian through online application No. G5YFO0G5/2024, Dated:04.07.2024.
2. District Town and country planning Office, Tirunelveli District Letter No. G5YFO0G5/2024, (Road pattern issued on 25.07.2024).
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
4. Applicant Thiru.M.Subramanian Letter, Dated: 26.07.2024 (Gift deed document No.2876/2024 and 2877/2024, dated:26.07.2024).
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, Dated:01.08.2024(requiring payment of Centage Fee and Flag Day Fund).
13. Applicant Thiru.M.Subramanian letter, Dated:01.08.2024 (Payment of Centage Fee and Fee and Flag Day Fund).
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's has requested for the approval of residential layout in Survey No1777/14B1 and,1780/27B, Vadakku valliyur part-1 Village, Vadakku valliyur Town Panchayat, Radhapuram Taluk, Tirunelveli District, Extent 9440.00sqm(2.33Acre).
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 25.07.2024. Further the applicants Thiru.M.Subramanian has through gift deed the road, road splay, park and public purpose areas has been handed over to the local body vide document No. No.2876/2024 and 2877/2024, dated:26.07.2024
Hence, the residential layout has been approved and approved number is issued as L.P/TVLD

No:SWP/65/2024 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 6, 8, and 15th 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 11th 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 6th, 7th 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 9th cited and 10th 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 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".
5. 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	14570	04/07/2024
2	OSR Fee	2182750	30/07/2024
3	Centage Charges	11100.00	01/08/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location: Tirunelveli
Date:2024.08.05 17:02:30