Town and Country Planning Department(Planning Permission)

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

ROC No. N0H3WV46/2025/TCP Date : 28/04/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer,
Beemanagari Village Panchayat,
Beemanagari,
Kanyakumari District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town And Country Planning-Kanyakumari District- The proposal for Residential Layout with an extent of –3672.00 Sq.M (0.91 acres) in R.S.Nos:-196/12A,196/17A,196/18,196/19,196/20 of Thiruppathisaram Village – Beemanagari Village Panchayat- Nagercoil Local Planning Area-Thovalai Taluk-Kanyakumari District- Planning Permission issued - Forwarded for further action - Reg.

Ref : 1. Applicant, Thiru.Paulraj, Online Application No: N0H3WV46, dated:12.03.2025.
2. District Town and country planning Office, Kanyakumari District Letter No. N0H3WV46, (Road pattern issued on dated: 17.04.2025).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicant, Thiru.Paulraj , Letter, Dated: 22.04.2025. (Gift deed document No: 1064/2025, 1065/2025, dated: 21.04.2025)
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 / Nov 4 (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: 23.04.2025 (requiring Payment of Centage charges , Development charges and Sub division charges).
13. Applicant , Thiru.Paulraj , Dated: 24.04.2025 (Payment of Centage charges , Development charges and Sub division charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, applicant have requested for approval of the proposed Residential Layout with an extent of 3672.00 Sq.M (0.91 acres) in R.S.Nos:-196/12A,196/17A,196/18,196/19,196/20 of Thiruppathisaram Village , Beemanagari Village Panchayat, Nagercoil Local Planning Area,Thovalai Taluk,Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary on 17.04.2025. Further the Applicant. Thiru.Paulraj , has through gift deed the road, road splay ,park and public purpose area has been handed over to the local body on 21.04.2025. Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and approval number is issued as SWP/LP/NLPA No:

23/2025, Dated: 28.04.2025 and Planning Permission No: 31/2025
and enclosed with 2 set of original maps and gift deeded documents 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

Special Conditions
1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority
along with approval of Local Body shall be issued to the applicant(s) directly.
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, park 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, 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 Directorate of Town and Country Planning 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 for 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:

Copy to:
1. Thiru P. PAULRAJ,
   50/3-1, Thazhuviya Mahadevar 6th Street,
   Sakthi Garden,Putheri,
   Vadasery,
   Kanyakumari-629 001

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5508	12/03/2025
2	OSR Fee		
3	Centage Charges	5100.00	24/04/2025
4	Development Charges	7344.00	24/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6800.00	24/04/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2025.04.28 18:37:37