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Town and Country Planning Department(Planning Permission)

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

ROC No. X38JEC54 /2024/2024/TCP

Date : 18/06/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Therekalputhur Village Panchayat,
Therekalputhur,
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 6545.00 Sq.m (1.617 Acre) in S.Nos: 46/6B,6C, 53/2A,2B,4A1,4A2, and 53/4B -Therekalputhur village, Therekalputhur Village Panchayat,Agastheeswaram Panchayat Union, Agastheeswaram Taluk, Kanyakumari District- Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr.Nagarajan and Mrs.Eswari,, Letter, Online Application No: X38JEC54 /2024, dated: 21.05.2024.

2. District Town and country planning Office, Kanyakumari District Letter No. X38JEC54, (Road pattern issued on dated: 03.06.2024).

3. Circular from the Director of Town and Country Planning, ROC.No: 19799 / 2020, Dated: 24.12.2020.

4. Applicant Mr.Nagarajan and Mrs.Eswari,, Letter, Dated: 14.06.2024.(Gift deed document no: 2166/2024, 2172/2024, dated: 12.06.2024).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6. G.O.18, Department of Municipal Administration and WaterSupply,Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water
Supply, 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: 14.06.2024 (requiring payment of Centage fee & Development fee).

13. Applicant Mr.Nagarajan and Mrs.Eswari, Dated: 14.06.2024 (Payment of Centage Fee & Development Fee).

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.

16. Executive Engineer, Water Resources Department,Nagercoil, letter No: Va4/Pa-1-6/12M/2024 and Va4/Pa-1-6/13M/2024 dated:19.01.2024.

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With reference to the 1st Cited letter, applicant has requested for approval the proposal for Residential Layout with an extent 6545.00 Sq.m (1.617
Acre) S.Nos: 46/6B,6C,53/2A,2B,4A1,4A2, and 53/4B --Therekalputhur village, Therekalputhur Village Panchayat,Agastheeswaram Panchayat Union,
Agastheeswaram Taluk, Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on
04.06.2024. Further the Applicants Mr.Nagarajan and Mrs.Eswari, has gift deed the roads, road splay,park-I,park-2 and public purpose area has been
handed over to the local body on 12.06.2024 .Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and approved number issued as SWP/LP/NLPA No: 29/2024 Dated: 18.06.2024 and Planning
Permission No: 31/2024 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 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 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, 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 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 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:

Copy to:

1. Mr.Nagarajan and Mrs.Eswari,
   No: 22,Vagaiyadi, North Street,
   Kottar,
   Nagercoil-629 001.

2. Office Record.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9818	21/05/2024
2	OSR Fee		
3	Centage Charges	7200.00	14/06/2024
4	Development Charges	13090.00	14/06/2024
5	Display Board Charges		
6	Satellite town charge		

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:2024.06.18 15:13:59



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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