Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. WJDITHBR/2025/TCP Date : 29/07/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Executive officer,
Vadakku Vallioor Town Panchayat,
Tirunelveli District.

2.Thiru.D.George Ilango,
Sir/ Madam,11/8, North Car Street,
Azahappapuram,
Agastheeswaram,
Kanniyakumari - 629401.

Sub : Residential Layout – District Town and Country Planning Office - Tirunelveli District - Radhapuram Taluk - Vadakku Vallioor Town Panchayat – Vadakku Vallioor Part-I Village - S.F.No. 1674/1B1A2 and 1674/1B1B with an site extent 9380.00sqm (2.32 Acre) – Layout Technical clearance issued – Forwarded for further action - Reg.

Ref : 1.Applicant Thiru.D.George Ilango through online application No. WJDITHBR /2025, Dated:25.06.2025.
2.District Town and country planning Office, Tirunelveli District Letter No. WJDITHBR /2025.(Road pattern issued on 14.07.2025).
3 .Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4.Applicant Thiru.D.George Ilango Letter, Dated:19.07.2025.(Gift deed document No.2866/2025 and 2867/2025, dated:16.07.2025).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:24.07.2025(requiring payment of Centage Fee and Flag Day Fund).
14.Applicant Thiru.D.George Ilango Letter, Dated:25.07.2025 (Payment of Centage Fee and Flag Day Fund).
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
17.Road certificate from Executive officer, Vadakku Vallioor Town Panchayat Roc No:11/2024,dated:17.06.2025.
18. O.S.No, 23/2025 on the file of the Principal District Judge Tirunelveli
19. Hon'ble High Court of Madras Madurai Bench Case No. WP (MD) No.14331 of 2025, Dated. 21.05.2025.
20. The Legal opinion from the Thiru.R.Shankar Government pleader,standing counsel for Tirunelveli Municipal corporation ,dated:07.07.2025.
21.Notorised Affidavit by the applicant Tr.George Ilango dated 10.07.2025 in 100 rupees non judicial stamp paper solemnly affirmed and signed before Tr.A.S.Ramnath
advocate and notary

With reference to the 1st Cited letter, applicant tr. George Ilango has requested for the approval of Residential layout in Tirunelveli District , Radhapuram
Taluk , Vadakku Vallioor Town Panchayat , Vadakku Valliyoor Part-I Village, S.F.No. 1674/1B1A2 and 1674/1B1B with an site extent 9380.00sqm (2.32 Acre) .

Vide reference 17th cited Road certificate was issued by The Executive officer , Vadakku Vallioor Town Panchayat stating that existing 7.00m approach road
is available as access to the proposed layout.
Mean while vide reference 18th cited an O.S.No, 23/2025 has been filed on the file of the Principal District Judge Tirunelveli regarding land ownership

Vide reference 19th cited the applicant had filed a Writ Petition in WP (MD) No.14331 of 2025 Against the O.S.No, 23/2025 pending on the file of the Principal
District Judge Tirunelveli and the high court vide order issued Dated. 21.05.2025. directed that

“The authorities are directed to consider the layout application and grant approval if it is otherwise in order. A mere pendency of the civil suit will not be a bar for
considering the layout application unless there is a specific order from the Civil court not to alienate or encumber the property.with the above said observation,the
writ petition stands disposed.No costs.”
Vide 20th cited Thiru R.Sankar Government pleader and Standing Counsel for Tirunelveli Municipal corporation Vide legal opinion dated 07.07.2025 has opined that “
under the circumstances stated above, the pendency of the aforementioned suit in O.S.No. 23/2025 no impediment to process the layout permission of the said lands
.The applicant D.George Elango has to execute a notarised affidavit that he will abide result of the above suit in O.S.No. 23/2025 and he is responsible of the loss if any
sustained by the authority who granted the layout approval “
Accordingly Vide reference 21st cited the applicant has executed a Notorised Affidavit by Tr.George Ilango dated 10.07.2025 in 100 rupees non judicial stamp paper
solemnly affirmed and signed before Tr.A.S.Ramnath advocate and notary.
In continuation, Based on the above and road certificate issued vide 17th cited by the Executive officer, Vadakku Vallioor Town Panchayat Roc
No:11/2024,dated:17.06.2025
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
14.07.2025. Further the applicants Thiru.GEORGE ILANGO.D has through gift deed the road, road splay spaces and public purpose areas has been handed over to the
local body vide document No: 2866/2025 and 2867/2025, dated:16.07.2025. On basis the technical clearance is issued.
Hence, the technical clearance for the above proposed residential layout has been approved and approval number is issued as L.P/TVLD No:SWP/76 /2025. with
below conditions.
Conditions:-

1.The residential layout is approved subject to the outcome of the pending O.S.No. 23/2025 before the on the file of the Principal District Judge Tirunelveli
regarding land ownership After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the
Government order reference 8, 10, and 17th 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 13th 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 8th, 10th and 17th 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 11th cited and 12th 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.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Planned area rule- 3 it has been requested to collect Rs.1000 as
scrutiny fee for each plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final
approval.
Head of Account:
0217 Urban Development –
60 Other Urban Development Schemes –
800 Other Receipts –
AS Receipts under Land Use Conversion Charges-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)
5.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”.
6.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	14070	25/06/2025
2	OSR Fee		
3	Centage Charges	11100.00	25/07/2025
4	Development Charges	18760.00	25/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14800.00	25/07/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.07.29 20:52:25