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# Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. G3XUO858 /2024/2024/TCP Date : 14/06/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Executive Officer ,
Naranammalpuram Town Panchayat,
Tirunelveli District

2. Tr. K.Rajagopalan
Sir/ Madam, 12, Gokulam,
N.G.O.Colony,
Melagaram,
Tenkasi-627818

Sub : Planning Permission – layout- Office of the District Town and Country planning - Tirunelveli Local Planning Area - Tirunelveli District - Tirunelveli Taluk - Naranammalpuram Town Panchayat - Naranammalpuram Part-1 Village - Survey No. 875/2, 876/1B12, 877/1B1, 878/9, 879, 880 and 882 - Site Extent 19.14Acre (77467.00Sq.m) - Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Tr. K.Rajagopalan , Online Application ReferenceNo. G3XUO858 /2024 , Dated:18.01.2024.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: SWP/ G3XUO858 /2024/TCP 6, dated :15.04.2024.
3. Online Application No. G3XUO858/2024/TCP6, dated: 19.03.2024. (Road pattern issued)
4. OSR, Road Gift, TANGEDCO and Local Body reservation Gift
Deed No. 1375/2024, Dated: 03.04.2024.
5. G.O.No.138, Housing and Urban Development Department, dated: 04.06.2004.
6. G.O.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019
7. G.O.16 Municipal Administration and Water Supply Department,dated: 31.01.2020.
8. G.O. No.141, Housing and Urban Development Department, dated: 23.09.2020.
9. G.O. No.181, Housing and Urban Development Department, dated: 09.12.2020.
10. Letter No.19113/UD4(3)/2017-1/, Housing and Urban Development Department, dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No.13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
13. Demand Payment Request Letter, dated.17.04.2024 & 13.06.2024
14. Applicant Tr. K.Rajagopalan fees remittance letter dated.18.04.2024 & 14.04.2024
15. This office letter ROC No.2510/2022/TVL3, dated.29.04.2024, 07.05.2024 & 13.06.2024.
16. Applicant Thiru.K.Rajagoplan letter dated. 30.04.2024 & 14.06.2024.
17. The Director of Town And Country Planning, Chennai ROC No. 9430/2024/TCP6, dated.22.05.2024
18. Tirunelveli Local Planning Authority Meeting Resolution No: 53 , Date: 10.06.2024

With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Tirunelveli Local
Planning Area, Tirunelveli District, Tirunelveli Taluk, Naranammalpuram Town Panchayat, Naranammalpuram Part-1 Village, Survey No. 875/2, 876/1B12,
877/1B1, 878/9, 879, 880 and 882 - Site Extent 19.14Acre (77467.00Sq.m).

The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai under
section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as ./ .... 27/2024.

The development charges are calculated and collected in accordance with the clarification issued vide DTCP letter no. 9430/2024/TCP6,
dated.22.05.2024, that based on the consent order issued vide G.O.Ms. No.10 Housing and Urban Development Department, dated. 13.01.2024 for
Preparation of Master Plan for Tirunelveli Local Planning Area and this Naranammalpuram Part-1 Village shall be considered as Tirunelveli Local Planning
Area.
On the receipt of the requisite charges vide Reference No: 14th cited above, the Planning Permission is issued for the above proposed residential layout
has been approved with below conditions.
1.As per the condition, the residential layout has been approved and approved number issued as PP/L.P/TLPA NO: SWP/ 55/2024 and enclosed with 2
set of original maps and gift deed 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 Tamilnilam website
Special Conditions.
1.a) With reference to the 5th, 6th 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.(EWS)Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold
out more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be
applied in appropriate permission for amalgamation of EWS plots.
3.With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas
S.F.No sub-division in favour concern local body.
4.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
5.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.

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 | 116201 | 22/01/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 97500.00 | 18/04/2024 |
| 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:2024.06.14 19:15:28*



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