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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. K2S4SNR5/2024/TCP Date : 15/10/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

2.Thiru.J.Syed Majeed (owner & Power Agent),
Tmt.S.Saira Banu (Owner),
10, Muthusamypillai Street,
Palayamkottai,
Tirunelveli - 627 002.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation - Melapalayam ward, Perumalpuram Detailed Development Plan No.9 , ward - BM, Block - 23, T.S.No.104/9, 104/21 and Block - 33, T.S.No.48/7, old survey Kulavanigarpuram Village, Survey No.745/1, 746/1, site extent 2866.00 sq.m.(0.71Acre) .– Layout Planning Permission issued – Forwarded for further action - Reg.

Ref : 1.Applicant Thiru.J.Syed Majeed (owner & Power Agent) and Tmt.S.Saira Banu (Owner) through online application No. K2S4SNR5, dated.29.07.2024.
1.District Town and country planning Office, Tirunelveli District Letter No. K2S4SNR5 /2024 (Road pattern issued on 09.08.2024).
2.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
3.Applicant Thiru.J.Syed Majeed (owner & Power Agent) and Tmt.S.Saira Banu (Owner) Letter, Dated:07.10.2024. (Gift deed document No.7184/2024, dated:27.08.2024).
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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:08.10.2024 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
13.Applicant Thiru.J.Syed Majeed (owner & Power Agent) and Tmt.S.Saira Banu (Owner) letter, Dated:09.10.2024 (Payment of Development Charges, 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.
16.Tirunelveli Local Planning Authority, Resolution No.113, dated.31.07.2024.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District - Tirunelveli Local Planning Authority -

Tirunelveli City Municipal Corporation - Melapalayam ward, Perumalpuram Detailed Development Plan No.9 , ward - BM, Block - 23, T.S.No.104/9, 104/21 and Block - 33, T.S.No.48/7,
old survey Kulavanigarpuram Village, Survey No.745/1, 746/1, site extent 2866.00sq.m.(0.71Acre).

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 09.08.2024. Further the applicant Thiru.J.Syed Majeed (owner & Power Agent) and Tmt.S.Saira Banu (Owner) has through gift deed the layout road, road splay
spaces and public purpose areas has been handed over to the local body vide document No: 7184/2024, dated:27.08.2024. Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/87/2024 and Planning Permission No.P.P/L.P/TLPA No.SWP/117/2024 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 8th 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 12th 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 7th cited, 9th cited and 16th 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 10th cited and 11th 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 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 individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning 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	4299	29/07/2024
2	OSR Fee	1885347	07/10/2024
3	Centage Charges	3900.00	09/10/2024
4	Development Charges	5732.00	09/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7800.00	09/10/2024

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set



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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

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Vastu & Property Management Tools

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