Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. OI8GE348/2025/TCP Date : 11/08/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Puthukulam Village panchayat,
Tirunelveli District.

2.Thiru.L.Louis Sam Titus & Tmt.C.M Sarojam,
No:0/2A, Vattakarai Road, Opp Titus Heart Hospital,
Konam Post, Nagercoil,
Kanyakumari – 629 004.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning - Tirunelveli District - Palayamkottai Taluk/Panchayat Union – Puthukulam Village Panchayat – Puthukulam Village, Survey No. 4/1A, 1B, 2A5, 2B, 3A2I, 3B2C, 8/1 Site extent of 18500.00sq.m(4.57 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.L.Louis Sam Titus & Tmt.C.M Sarojam online application No. OI8GE348/2025, dated.24.06.2025.
2. The Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. OI8GE348/2025 (Road pattern issued on 10.07.2025).
3. Joint Director, Agriculture department, Tirunelveli District Letter No. Ne2/7929/2025, dated.04.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, dated: 24.12.2020.
5. Applicant Thiru.L.Louis Sam Titus & Tmt.C.M Sarojam letter, Dated:31.07.2025 (Gift deed document No.6914/2025 and 6915/2025 dated.30.07.2025).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, dated: 09.12.2020
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14. Demand payment Request letter, Dated.04.08.2025 (Requiring payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
15. Applicant Thiru.L.Louis Sam Titus & Tmt.C.M Sarojam payment paid on 04.08.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
16. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
18. The Block Development Officer, Palayamkottai Panchayat Union letter No.M/6921/2024, dated.18.03.2025.

With reference to the 1st Cited letter, applicants have requested for the approval of residential layout in Tirunelveli District, Palayamkottai Taluk/Panchayat Union,
Puthukulam Village Panchayat, Puthukulam Village, Survey No.4/1A, 1B, 2A5, 2B, 3A2I, 3B2C, 8/1 Site extent of

18500.00sq.m(4.57 Acre).
The Existing road maintenance certificate is received from Block Development Officer, Palayamkottai Panchayat Union vide reference 18th cited, letter
No.A/6921/2024, dated.18.03.2025.
Based on the above and in the continuation, with reference to the 2nd cited letter, road pattern for Residential layout has been issued by the Joint Director, Tirunelveli
District Town and country planning Office, dated.10.07.2025. Further the applicant Thiru.L.Louis Sam Titus & Tmt.C.M Sarojam has through gift deed the road, road
splay areas and public purpose areas has been handed over to the Puthukulam Village Panchayat vide Gift deed document No.6914/2025 and 6915/2025
dated.30.07.2025.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/80/2025 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 10th 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 in Tamilnilam website.

Special Conditions :-

1. (a)With reference to the 8th cited, 10th cited 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, Park area, 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-Plan 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-
27 Non Taxation fees –
09 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 arises dispute 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	27750	24/06/2025
2	OSR Fee		
3	Centage Charges	31200.00	04/08/2025
4	Development Charges	37000.00	04/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	41600.00	04/08/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.08.11 11:31:46