Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 0OY3YBM3/2025/TCP Date : 24/03/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Excutive officer,
Gopalasamudram Town Panchayat,
Tirunelveli District.
.
2. Tr. M Syed Mohamed Buhari and Two Others,
Sir/ Madam, 95 Jamaliya Thaikath Street,
Melapalayam ,
Tirunelveli - 627 005.

Sub : Residential Layout - Office of the Tirunelveli District town and country planning - Tirunelveli District - Gopalasamudram Village / Town Panchayat - Cheranmahadevi Taluk - Tirunelveli District - S.No.737/1B, 737/2B2, 737/4B, 737/5, 737/7 of Site extent of 16314.00 sq.m (4.03 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicants Tr. M.Syed Mohamed Buhari and Two Others, online letter No. 0OY3YBM3, dated: 13.02.2025.
2. District Town and country planning Office, Tirunelveli District Letter No. 0OY3YBM3/2025/TCP.(Road pattern issued dated 27.02.2025).
3. Joint Director Agriculture department, Letter No. Ni2/316/2025 Dated: 21.01.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Tr. M.Syed Mohamed Buhari and Two Others Letter, Dated:14.03.2025. (Gift deed document no.406/2025, dated:03.03.2025 and 407/2025,
dated:03.03.2025).
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, Water Supply And Municipal Administration 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 / Nov 4 (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: 15.03.2025 (requiring payment of Centage Fee, Development Charge and Flag Day Fund).
15. Applicants Tr. M.Syed Mohamed Buhari and Two Others Letter, Dated: 15.03.2025. (Payment of Centage Fee, Development Charge and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in S.No.737/1B, 737/2B2, 737/4B, 737/5, 737/7 of
Gopalasamudram Village / Town Panchayat, Cheranmahadevi Taluk, Tirunelveli District, Site extent of 16314.00 sq.m (4.03 Acre).

Since, the site is situated in Non Plan Area, the Joint Director Agriculture department, NOC is obtained vide reference 3rd cited.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint director on 27.02.2025. Further the
applicant Tr. M.Syed Mohamed Buhari and Two Others has through gift deed the road, road splay and Park areas, TANGEDCO and Local body areas has been handed
over to the local body on 03.03.2025. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approval number is issued as L.P/TVL.DTCP.No-SWP/21/2025 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special
Conditions.

Special Conditions :

1. Since open rectangular well is situated in S.F.No.737/3B. The layout owner shall construct the compound wall of not less than 1.50m height along the three sides of
the boundary in S.F.No.737/4B, 737/5, 737/7 to ensure the safety of the Public.

2. a) With reference to the 8th cited and 10th 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.

3. 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 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. 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-27 Non Taxation fees - 09

Collections (DPC: 0217-60-800-AS 22709)

6. 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.

7. 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	24471	13/02/2025
2	OSR Fee		
3	Centage Charges	24300.00	15/03/2025
4	Development Charges	32628.00	15/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	32400.00	15/03/2025

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:2025.03.24 18:33:37