Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. PH5PG2TX/2025/TCP/2025/TCP Date : 31/10/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Executive Officer,
Vadaku Valliyur Town Panchayat,
Tirunelveli District.

2. Tmt.N.K.KAVITHA ,
1/4, North Street,
Achampadu,
Radhapuram Taluk,
Tirunelveli-627117

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Radhapuram Taluk - Vadaku Valliyur Town Panchayat - Vadaku valliyur Part 1 Village - S.F.No. 1784/1B - Extent of the site - 8630.00 sqm (2.13 Acre) - Technical clearance issued – Forwarded for further action - Reg.

Ref :
1. Applicant Tmt.N.K.KAVITHA through online application No. PH5PG2TX /2025, dated.10.08.2025
2. District Town and country planning Office, Tirunelveli District Letter No. PH5PG2TX /2025 (Road pattern issued on 22.10.2025).
3. Applicant Tmt.N.K.KAVITHA letter, dated:24.10.2025 (Gift deed document No.4220/2025 and 4221/2025 dated.24.10.2025).
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
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:29.10.2025 (Requiring payment of Centage Fee, Development Charges, Subdivision Charges and Flag Day Fund).
14. Applicants Tmt.N.K.KAVITHA payment paid on 31.10.2025 (Payment of Centage Fee, Development Charges, Subdivision Charges 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. The Madurai Bench of Madras High Court Case No.26022/2025, dated.23.09.2025.
18. Goverment Pleader Thiru.R.Sankar Standing counsel for Tirunelveli Corporation letter dated.14.10.2025.
19. Valliyur Subordinate Court O.S.No.138/2022.

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Radhapuram
Taluk, Vadakku Valliyur Town Panchayat, Vadakkuvalliyur Part 1 Village , S.F.No. 1784/1B, Extent of the site - 8630.00 sqm (2.13 Acre)

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 22.10.2025. Further the applicant Tmt.N.K.KAVITHA has through gift deed the road, road
splay and public purpose areas has been handed over to the local body vide document No: 4220/2025 and 4221/2025 dated: 24.10.2025 and
in lieu of providing the OSR, a sum of Rs.17,44,960 /- is paid on 29.10.2025 through online.

In the reference 17th & 18th cited, Based on the Judgement of the Madras High court, Madurai branch, Case No.26022/2025,
Judgment dated.23.09.2025 and the legal opinion dated.14.10.2025 of the Government pleader Thiru.R.Sankar Standing counsel for Tirunelveli
Corporation letter, the layout Approval is granted

In the reference 19th Cited, the final Approval of the Above layout is subject to the Final Judgment of the O.S.No.138/2022 pending in
the Valliyur Subordinate Court .

Hence, the residential layout has been approved and approval number is issued as L.P/TVL.DTCP No:SWP/113/2025 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 8, 10, and 16th 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 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 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. 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”.

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	12945	10/08/2025
2	OSR Fee		
3	Centage Charges	9000.00	31/10/2025
4	Development Charges	17260.00	31/10/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12000.00	31/10/2025

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:2025.10.31 12:49:02