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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. TXYJQ4H5/2025/2025/TCP Date : 07/03/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Executive Officer,
Pacode Town Panchayat,
Pacode,
Kanyakumari District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning, Kanyakumari District - Vilavancode Taluk - Pacode Town Panchayat – Pacode “A” Village - R.S.No:347/8B2,9B2 - Extent of 3678.00 Sq.m (0.9088 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant: Thiru.M.Joy Mafield Abraham,Online Reference No: TXYJQ4H5, Dated:06.03.2024.

2. District Town and country planning Office, Kanniyakumari District Letter No. TXYJQ4H5. (Road pattern issued on dated: 19.02.2025)

.3. Joint Director Agriculture department, Letter No. Ma.Thi.1/8976/2024, Dated: 25.09.2024.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. Applicant. Thiru.M.Joy Mafield Abraham Letter, Dated: 02.03.2025 . (Gift deed Document No.688/2025 and 689/2025, dated: 24.02.2025).

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, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, 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:19.02.2025 & 03.03.2025. (requiring payment of OSR Charge, Centage Fee,Development Fee and Sub division Fees).

15. Applicant: Thiru.M.Joy Mafield Abraham Letter, Dated: 02.03.2025 & 06.03.2025. (Payment of of OSR Charge, Centage Fee,Development Fee and Sub division Fees).

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 Kanniyakumari district, - Vilavancode Taluk - Pacode Town Panchayat –
Pacode “A” Village - R.S.No:347/8B2,9B2 - Extent of 3678.00Sq.m (0.9088 acre) Technical Clearance Issued forwarded for further action.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 19.02.2025. Further the applicant.
Thiru.M.Joy Mafield Abraham has gift deed the road, road splay has been handed over to the concerned local body on 24.02.2025. Hence, this residential layout has been
approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/L.P/KKDTCP No.07/2025 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.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: 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. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road 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-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)

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:

Copy to

1. Thiru.M.Joy Mafield Abraham
   No.18-101D, Kallupottai
   Mancode,Thickanamcode Post,
   Kanniyakumai-629 804

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5517	06/01/2025
2	OSR Fee	33995	02/03/2025
3	Centage Charges	3000.00	06/03/2025
4	Development Charges	7356.00	06/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	06/03/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2025.03.07 17:39:51



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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