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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. XE8XC32K/2025/TCP Date : 27/02/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

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

2. Thiru.S.Augustin Selvadoss (POA)
Sir/ Madam, 155/88,1st Street,
Shanthi Nagar,
Palayamkottai,
Tirunelveli - 627 002.

Sub : Residential Layout - District Town and Country Planning Office - Tirunelveli District – Tirunelveli Local Planning Authority – Palayamkottai Taluk - V.M.Chathiram Detailed Development Plan No -1 - V.M.Chathiram Village, Survey No:18/1 – palayamkottai Ward, Ward - BQ, Block - 11, Town survey No - 22/2, 22/3, 22/4, Site Extent 13436.00 sq.m. (3.32 Acre) – Pending O.S.No.389 of 2024 in Ist Additional District Munsif Court Tirunelveli -Planning Permission issued - Subject to the conditions - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.S.Augustin Selvadoss through online application No. XE8XC32K, Dated.05.08.2024.
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No.XE8XC32K Road pattern issued on
29.08.2024.
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 Dated: 24.12.2020 .
4. Applicants Thiru.S.Augustin Selvadoss letter through online, dated.03.10.2024 (Gift deed document No.5750/2024, dated.02.09.2024).
5. This office letter through online reference no.
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 through online, Dated:19.02.2025 (Requiring payment of Centage Fee and Development Charges).
14. Applicants Thiru.S.Augustin Selvadoss online letter, dated:19.02.2025 (Payment paid of Centage Fee and Development Charges).
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. Tirunelveli Local Planning Authority Resolution No. 124, Dated.19.08.2024
18. Hon'ble High Court of Madras Madurai Bench Case No. Crl.OP (MD) No. 20991 of 2024 and Crl.MP (MD) No. 13020 of 2024, Dated. 02.12.2024
19. Hon'ble High Court of Madras Madurai Bench Case No. C.R.P. (MD) No.3083 of 2024 and C.M.P (MD) No.

17561 of 2024
20. Hon'ble High Court of Madras Madurai Bench Case No. WP (MD) No. 899 of 2025 Dated. 28.01.2025
21. The Legal opinion from the Thiru. Baskaran Additional Advocate General High court of Madras Madurai Bench, Opinion No. 01/AAG VI/ 2025,
Dated.21.01.2025
22. Ist Additional District Munsif Court Tirunelveli O.S.No.389 of 2024
23. The applicant Thiru.Augustin Selvadoss letter, Dated. 27.02.2025

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 Corporation, Palayamkottai Taluk, V.M.Chathiram Detailed Development Plan No -1, V.M.Chathiram Village, Survey No:18/1,
palayamkottai Ward, Ward - BQ, Block - 11, Town survey No - 22/2, 22/3, 22/4, Site Extent 13436.00 sq.m. (3.32 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 Local Planning Authority, Tirunelveli District on 29.08.2024 Further the applicants Thiru. S.Augustin Selvadoss has through gift deed
the road, road splay and public purpose, Park areas has been handed over to the local body vide document No:5750/2024, dated:02.09.2024

In Continuation vide reference no.22nd cited Thiru K.Mariselvam has filed an I.A.No. 4/2024 and O.S.No. 389/2024 with member secretary as 47th
respondent and The Commissioner, Tirunelveli City Municipal Corporation as 48th respondent among others before the 1st Additional District Munsif
Court Tirunelveli. Regarding, civil dispute in the above mentioned site.

Consequently vide reference no. 19th cited Edwin and 4 others filed a Crl.OP (MD) No. 20991 of 2024 and Crl.MP (MD) No. 13020 of 2024, Dated.
02.12.2024 against Revenue Divisional officers, Tirunelveli and 7 others in respect of property Comprised S.F.No. 18/1, V.M. Chatram Village.In the
judgement dated. 02.12.2024 it is ordered that "this criminal original petition is dismissed. However the dismissal of petition filed by the petitioner Is not a
bar to challenge the order passed in the favour of Private respondent namely A party / respondents 3 to 8 . Consequently connected miscellaneous
petition is closed"

Thirdly in the judgement in Crp.MD No. 3083 of 2024 and C.M.P (MD) No. 17561 of 2024 in which the prayer is "present Civil Revision petition is
preferred for striking off the plaint in O.S.No.389 of 2024 on the file of I Additional District Munsif Court Tirunelveli.

In the judgement Dated. 06.12.2024 It is ordered that " The court thinks it fit just and proper to stay further proceeding in the above suit.
Accordingly interim stay is granted until disposal of this revision petition"

Vide reference 21st cited the legal opinion is sought for from the Additional Advocate General VI Madurai Bench of Madras High court. The AAG VI
Thiru.R.Baskaran in opinion No. 01/AAG VI/ 2025, Dated.21.01.2025

It is opined that "It is also seen that the authority had granted road alignment drawing on 29.08.2024 which has to be followed by Planning
Approval and Technical Approval Ist Additional District Munsif Tirunelveli in C.M.P (MD) No. 17561 of 2024 in C.R.P. (MD) No.3083 of 2024 . The above
CRP has been filed under Article 227 of Constitution of India to strike of the plaint

The applicant before the authorities has got clear the title to the property over which the layout is promoted. Mere pendency of the suit in
O.S.No.389 of 2024 is not a bar to consider the layout proposal of the property. There is no legal impediment to consider the application and to grant
approval if it is found otherwise in order "

Finally Mohammed Ismail and Mohammed Thameemul Ansari have filed a writ Petition WP (MD) No. 899 of 2025 and WMP (MD) No. 563 of 2025
against the Member Secretary and Commissioner , Tirunelveli Corporation as respondents with the prayer, "Writ Petition filed under Article 226 of the
Constitution of India for issuance of a Writ of Mandamus, directing the respondents herein to accord permission for residential layout pertaining to survey
no.18/1 in Town Survey No.22/2, 22/3, 22/4, Site Extent 13436.00 Sq.m. (3.32 Acres) in Ward - BQ, Block - 11, Palayamkottai Ward, in V.M.Chathiram
Village, Palayamkottai Taluk, Tirunelveli District, by considering the petitioner's online application in registration no.XE8XC32K dated 05.08.2024"

in the judgement delivered on 28.01.2025 it is ordered that in paragraph 3 the legal opinion in this regard has already been received from the
learned Advocate General of the Madras High Court and on the basis of his opinion, the petitioners' application would be considered in due course of
time.

in paragraph 4 Recording the same “this Court direct the respondents to consider the petitioners' online application and pass appropriate orders in
accordance with law within a period of six weeks from the date of receipt of copy of this order”

Based on the above the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/15/2025 and Planning Permission
No.P.P/L.P/TLPA No.SWP/27/2025 Subject to the outcome of the pending O.S.No.389 of 2024 in the Ist Additional District Munsif Court Tirunelveli and
with below conditions.

Conditions:-

1. This residential layout has been approved Subject to the outcome of the pending O.S.No.389 of 2024 in the Ist Additional District Munsif Court
Tirunelveli
2. 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 17th cited, the local body should give final approval to the layout.
3. 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.
4. 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.
5. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
6. As per circular cited in 11th 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 6th cited, 8th 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 9th cited and 10th 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	20154	05/08/2024
2	OSR Fee		
3	Centage Charges	16500.00	19/02/2025
4	Development Charges	26872.00	19/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	33000.00	19/02/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set



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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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