Town and Country Planning Department(Planning Permission)

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

ROC No. VMQVT2MC/2025/TCP Date : 22/12/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer,
Melasankarankuzhi Village Panchayat,
Melasankarankuzhi,
Kanyakumari District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and country planning- Kanniyakumari District - Nagercoil local planning Authority .The Proposal for Residential layout with an extent of 13648 sq.m (3.37 acre) in S.F.No.10/2A2,5B1 –Neendakarai A West Village- Rajakamangalam Panchayat Union- Melasankarankuzhi Village Panchayat- Agastheeswaram taluk - Kanniyakumari District –Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.P.PAULRAJ and Mr.ANTONYMICHAELRAJ. online Application No.VMQVT2MC / 2025/ TCP dated: 25.10.2025
2.District Town and country planning Office,Kanniyakumari District Letter Roc No. VMQVT2MC / 2025 /TCP .(Road pattern issued on dated:27.11.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr.P.PAULRAJ and Mr.ANTONYMICHAELRAJ. Letter, Dated: 08.12.2025.(Gift deed document no-5100/2025, 5101/2025, dated:05.12.2025).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, Dated: 16.12.2025(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
13.Applicants Mr.P.PAULRAJ and ANTONYMICHAELRAJ.Mr Letter, Dated: 17.12.2025.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
14.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 with an extent of 13648 sq.m (3.37 acre) in S.F.No.10/2A2,5B1
,Neendakarai A West Village, Rajakamangalam Panchayat Union,Melasankarankuzhi Village Panchayat, Agastheeswaram taluk, Kanniyakumari District

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 27.11.2025. Further the applicantS
Mr.P.PAULRAJ and Mr.ANTONY MICHAELRAJ. has gift deed the road, road splay and park areas has been handed over to the 05.12.2025 local body on .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/LP/NLPA No:-62/2025 and Planning Permission No:76/2025. 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 applicantsAfter 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, park areas 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
1. PAULRAJ and ANTONY MICHAEL RAJ,
50/3-1, Thazhuviya Mahadevar 6th Street,
Sakthi Garden, Vadasery,
Agastheeswaram,Puther,i
Kanyakumari-629001
2.Record copy

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	20472	25/10/2025
2	OSR Fee		
3	Centage Charges	20400.00	17/12/2025
4	Development Charges	27296.00	17/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	27200.00	17/12/2025

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:2025.12.22 18:21:38