Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 8YNNK516/2023/TCP /2023/TCP Date : 21/11/2023

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Nochikulam Village Panchyat,
Palayamkottai Union,
TirunelveliDistrict .

Sir/ Madam,

2,Tr. S. RAJA,
59 Big Street,
Tirunelveli - 627 006.

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning - Tirunelveli Local Planning Authority - Palayamkottai Taluk – Palayamkottai Panchayat Union - Nochikulam Panchayat – Parpakulam Village - S.F.No – 35/2A,- extent 9200.00Sqm (2.27Acre)- Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant, Tr. S. RAJA, Letter no: 8YNNK516/2023/TCP Dated: 13.07.2023
2. District Town and country planning Office,Tirunelveli District Letter No. 8YNNK516/2023/TCP (Road pattern issued on dated: 20.09.2023).
3. Circular from the Director of Town and Country Planning, Roc.No19799/2020, Dated: 24.12.2020.
4. Applicant. Tr. S. RAJA, Letter, Dated: 11.11.2023 (Gift deed document no:3834/2023 Date: 17.10.2023 & 3888/2023 dated: 18.10.2023).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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 / Nov 4 (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: 20.09.2023 & 17.11.2023 (Centage Fee, Development Charges and Flag Day Fund).
14. Applicant Tr.S.RAJA, Dated:11.11.2023 & 18.11.2023 (payment of Centage Fee, Development Charges and Flag Day Fund).
15. 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,Tirunelveli Local Planning Authority, Palayamkottai Taluk, Palayamkottai Panchayat Union, Nochikulam Panchayat, Parpakulam Village, S.F.No:35/2A, extent 9200.00Sqm (2.27Acre).
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 20.09.2023 Further the applicants Tr.S.RAJA, has through gift deed the road, road splay areas has been handed over to the local body & TNEB on 3834/2023 Date: 17.10.2023 & 3888/2023 dated: 18.10.2023 Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approval is number issued as L.P/TLPA.No-SWP/73/2023 & PP/L.P/TLPA NO: SWP/121/2023and enclosed with 2 set of original maps and gift deed 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 Tahsildar to update in Tamilnilam website Special Conditions.
1.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
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.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 arisesdispute 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	13800	13/07/2023
2	OSR Fee	46454	11/11/2023
3	Centage Charges	13500.00	18/11/2023
4	Development Charges	18400.00	18/11/2023
5	Display Board Charges		
6	Satellite town charge		



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:2023.11.21 16:40:22