Layout Application - Final Approval Letter

Roc No: 511/2025 **Date:** 7/3/25 12:43 PM

From:

Executive officer

1A, planiyandavar kovil street Gopalasamudram

To :

Thiru. S.Angappan
1B, Pudupettai Middile Street
Palayamkottai
Tirunelveli – 627002
Online Application Number : CF0GN99Y

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Sir/ Madam,

Sub :

Residential Layout- Tirunelveli District, Cheranmahadevi Taluk, Gopalasamudram Town Panchayat, Pirancheri Revenue Village, Ward No.14, PSN Nagar College near area, S.F.No. 113/3B, 114/1B, 2A1B, 119/16A1B, 19A2, 20A2, 39 and 120/3B - Extent of 13360.00sq.m (3.30 Acre)- Residential planning approval has been granted for the proposed residential Subdivision in the area. Regarding final approval by Gopalasamudram Town Panchayat

Ref :

1.) Applicants Thiru. S.Angappan, online letter No. CF0GN99Y /2024 dated; 05.09.2024
2.) Proceeding of Tirunelveli District Joint Director of Town and Country Planning Roc No. CF0GN99Y/2024/TCP, Dated: 11/11/2024
3.) Gopalasamudram Town panchayat Council Permission Resolution No. 389/2025, dated : 30.06.2025
4.) Applicants Thiru. S.Angappan Letter, Dated: 17.07.2025 (Payment of 74 Plots Scrutiny Fee, Vacant Land Tax, Library Cess, Regularization Fess , Street Light Electricity Board demand, Flag Day Fund, Security Deposit and Land Use Conversion Charges Payee Concern E Chellan).
5.) G.O. No. 138, Housing and Urban Development Department, Dated: 04.06.2004
6.) G.O.No. 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O. No.16 Municipal Administration and Water Supply Department , dated: 31.01.2020
7.) G.O. No. 141, Housing and Urban Development Department, Dated: 23.09.2020
8.) G.O. No. 181, Housing and Urban Development Department, Dated: 09.12.2020

Body:

The applicant sought permission from the Gopalasamudram Town Panchayat to set up a Residential Subdivision in the area. Thiru. S.Angappan applied through the website, and according to the letter of the Joint Director of Town and Country Planning Department, Tirunelveli District , and Ward No.14, PSN Nagar Nearby , Pirancheri Village S.F.No. 113/3B, 114/1B, 2A1B, 119/16A1B, 19A2, 20A2, 39 and 120/3B - Extent of 13360.00sq.m (3.30 Acre). Technical approval has been given for dividing the plot into 74 plots in the area. Borough Council Resolution No.389/2025, Dt: 30.06.2025 to grant final approval for subdivision. A certificate has been issued by the Junior Engineer stating that the development works requested by the applicant through the Town Panchayat, such as Providing BT Road, drainage construction, construction of an overhead water storage tank (PVC) , installation of water supply pipes, and installation of street lighting, have been properly completed. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given

Terms and Conditions

1.) Final approval is granted subject to special conditions and plot conditions as found in Annexure.

2.) Any land owned by the Town Panchayat and other Government Departments shall not be included in

17.) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction
18.) This order is not applicable if the applicant has attached false documents
19.) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled
20.) Government Ordinance No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty
21.) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines
22.) This order does not apply to public places and roads where there is an encroachment
23.) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
24.) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.
25.) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant

Copy To
1) Joint Director, Town and Country Planning Office, Tirunelveli
2) The Sub Register, Cheranmahadevi Sub Register Office, Cheranmahadevi
3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Tirunelveli District.
4) Assistant Director of Town Panchayat, O/o Assistant Director of Town Panchayat Tirunelveli Zone, Tirunelveli

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.07.03 12:43:23