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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 78ZYP0QS /2024/TCP6 /2025/TCP Date : 06/02/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The President,
Muthur Village Panchayat,
Tirunelveli District.

2. Mr.Esakkimuthu & Mr.Ramachandran,
Sir/ Madam, 108, VOC Nagar-A,
V M Chatram,
Palayamkottai,
Tirunelveli,627011.

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning – Application received for the approval of Layout - Tirunelveli District, Tirunelveli Local Planning Area - Palayamkottai Taluk & Village Panchayat- Muthur Panchayat &Village –S.F.Nos: 226/3,228, 229/1B, 229/3, 235/2, 236/2, 237/2, 238/1, 238/3, 239/1, 239/3,239/4, 240/1, 240/3, 241/1, 241/3 - Site Extent – 23.20 Acres (93900.00sq.m) –Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action –Reg.

Ref : 1.Applicant Mr.Esakkimuthu & Mr.Ramachandran, Online Application No. 78ZYP0QS / 2024 / TCP6, Dated:17.10.2024, 13.11.2024 & 13.01.2025.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: 78ZYP0QS / 2024 /TCP6, dated:25.01.2025.
3. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:21.10.2024.
4. Online Application No. 78ZYP0QS /2024/TCP6, dated:21.12.2024 (Road pattern issued)
5. Applicant Mr.Esakkimuthu & Mr.Ramachandran., Gift Deed No.207/2025 and 208/2025, Dated:11.01.2025.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
7. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019.
8. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
12. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
13. Circular ROC No: 13686/2017/LA-1,dated.08-09-2017 of Director of Town and Country Planning.
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,Dated: 07.01.2022
16. Demand Payment Request Letter, dated.28.01.2025.
17. Applicant Mr.Esakkimuthu & Mr.Ramachandran fees remittance letter dated.28.01.2025 & 05.02.2025 (Flag day Fund).
18. Tirunelveli Local Planning Authority Meeting Resolution No: 123, Date:06.12.2024.

With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Tirunelveli
District, Tirunelveli Local Planning Area , Palayamkottai Taluk & Village Panchayat- Muthur Panchayat &Village ,S.F.Nos: 226/3,228, 229/1B, 229/3, 235/2,
236/2, 237/2, 238/1, 238/3, 239/1, 239/3,239/4, 240/1, 240/3, 241/1, 241/3 ,Site Extent – 23.20 Acres (93900.00sq.m).

The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai
under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as LP/DTCP No.08/2025.

On the receipt of the requisite charges vide Reference No: 16th cited above, the Planning Permission is issued for the above proposed residential
layout which has been approved with below conditions.

As per the condition, the residential layout has been approved and approval number issued as PP/L.P/TLPA NO: SWP/09/2025 and enclosed with 1
set of original maps and gift deed documents has been forwarded with it for further action.

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

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.

It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

As per circular cited in 15th 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 7th, 8th 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out
more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in
appropriate permission for amalgamation of EWS plots.
3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public
purpose areas with Survey Number sub-division in revenue records in favor of concern local body.
4. 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.
5. 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:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	140925	17/10/2024
2	OSR Fee		
3	Centage Charges	61800.00	28/01/2025
4	Development Charges	187800.00	28/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	82400.00	28/01/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.02.06 18:32:39



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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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