Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 733K90XC/2024/TCP Date : 16/07/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Commissioner,
Kalakadu Municipality,
Tirunelveli District.
2.Thiru.Ilias Ali.K and 7 others
3D, Eden Apartments,
Kilpauk,
Chennai - 600 010.

Sir/ Madam,

Sub : Residential Layout – HACA Area -District Town and Country Planning Office – Tirunelveli District - Nanguneri Taluk - Kalakadu municipality - Kalakadu part I Village - Comprised in S.No. 797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A, 800/1B, 801/1A1A, 801/1A1B, 801/1A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 and 801/7 - Site extent -18364.82Sq.m.(4.53 Acre) – Layout Technical clearance issued – Forwarded for further action - Reg.

Ref :
1. Application received from Thiru. Ilias Ali.K and 7 others through online No.733K90XC/2024, dated: 22.05.2024
2. District Town and country planning Office, Tirunelveli District Letter No. 733K90XC /2024 (Road pattern issued on 24.05.2024).
3. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
4. Applicant Thiru.Ilias Ali.K and 7 others letter, Dated:11.07.2024.(Gift deed document no.1301/2024, dated:05.07.2024).
5. The Additional Chief Secretary, MA&WS department letter no.2450/TP-4/2021-7, dated.22.11.2021. (Addressed to DTCP).
6. DTCP Letter no. 562/2022/TCP-6, dated: 31/03/2022 (Addressed to Joint Director, District Town and Country Planning Office, Tirunelveli).
7. Joint Director, District Town and Country Planning Office, Tirunelveli, Letter no. 2011/2020/TVL-3, dated: 12/08/2020.(Addressed to Applicant).
8. Assistant Director (I/c), Department of Geology and Mining, Tirunelveli No Objection Certificate No. M2/32352/2020, dated.18.11.2020.
9. The Principal Chief Conservator of Forests, Chennai Letter K.Dis.No.TS4/48124/2018, dated.28.01.2020.
10. Executive Engineer, Agricultural Engineering, Tirunelveli Letter No. A1/2568/2020, dated.10.12.2020.
11. NOC from the Sub Collector, Cheranmahadevi L.Dis.No.5434/2021/A2), dated.26.08.2021.
12. The District Collector, Tirunelveli (Inevitability Certificate for Wet lands) Letter Roc. No.G1/34032/2022, dated. 19.10.2022.
13. The Chief Secretary, MA&WS (TP-3) Department letter No.2050/TP-3/2023-5, dated.15.12.2023.
14. Joint Director of Agriculture, Tirunelveli District NOC Letter No. N2/290/2022, dated. 04.03.2022.
15. Government circular no. 15535/UD-4(3)/2019-2, dated. 18/02/2020.
16. Minutes of the 82nd HACA Committee Meeting held on 02.04.2024 (Agenda No.11).
17. DTCP Letter no. 562/2022/TCP-6, dated: 10/05/2024
18. DTCP Letter no. 562/2022/TCP-6 dated 11.05.2024
19. This office file no. 3852/2021/TVL-3 and relevant documents
20. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
21. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017..
22. 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.
23. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
24. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
25. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
26. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
27. Circular from the Director of Town and Country Planning, Roc. No.320/ 2022/TCP3, Dated:07.01.2022.
28. Demand payment Request Letter, Dated:11.07.2024(requiring payment of Centage Fee and Flag Day Fund).
29. Applicant Thiru. Ilias Ali.K and 7 others letter, Dated:15.07.2024 (Payment of Centage Fee and Flag Day Fund).
30. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
31. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District, Nanguneri Taluk, Kalakadu
Municipality , Kalakadu part I Village, Comprised in S.No.797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A,
800/1B, 801/1A1A, 801/1A1B, 801/1A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 AND 801/7 -
Site extent 18364.82Sq.m.(4.53Acre).
in the reference 17 th cited dated 10.05.2024 it is stated that " The Authority recommended the approval of layout subject to the condition imposed by the
Principal Secretary , Municipal administration and water supply (TP(3) department letter no:2050/TP3/2023-5 dated 15.12.2023 and out of the total extent of 6.72 acres excluding the pending criminal case ,the total area of the layout owned by the applicants is 4.53 acres.
And it is informed to issue permission after scrutiny as stated in the minutes of the HACA meeting , since the area of the layout is within the approval
powers delegated to the district officers.
Since the layout site is situated in HACA Area, necessary certificates are obtained from the relevant departments as stated in the references cited and
inevitability certificate is obtained from the district collector for the wet lands.
subsequently , 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 24.05.2024. Further the applicants Thiru.Ilias Ali.K and 7 others have through gift deed the road, road splay, park and
public purpose areas has been handed over to the local body vide document No1301/2024, dated:05.07.2024.
Hence, the residential layout has been approved and approved number is issued as L.P/TVLD No:SWP/55/2024 with below conditions.
Conditions:-
1. After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government
order reference 8, 10, and 17th cited, the local body should give final approval to the layout.
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.
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 27th 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 22h, 24th and 31th 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 25th cited and 26th 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. 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-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14/CB dated: 04.07.2014 states 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:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	27547	22/05/2024
2	OSR Fee		
3	Centage Charges	27300.00	15/07/2024
4	Development Charges		
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:2024.07.16 18:30:13