Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. Online Application No: T6SM58IB./2026/TCP Date : 09/04/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Pudukulam Village Panchayat,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Palayamkottai Taluk - Palayamkottai Panchayat Union - Pudukulam panchayat - Pudukulam Village - Comprised S.No.711/3C1, 711/3C2, 711/3C3 & 711/3C4 - Extent of 12450.00sqm (3.075 Acres), Layout Technical clearance - issued – Forwarded for further action - Reg.

Ref :
1. Applicant Ms ALP Assets Private Limited online application No:T6SM58IB, Dated:27.01.2026.
2. District Town and country planning Office, Tirunelveli District Letter No: T6SM58IB (Road pattern issued on 12.03.2026).
3. Joint Director Agriculture department, Letter No.A4/789/2026,Dated.06.02.2026.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant Ms ALP Assets Private Limited Letter, Dated:26.03.2026.(Local body Gift deed document No.2508/2026, dated:24.03.2026 & Electric Board
Gift deed document No.2480/2026, dated:24.03.2026).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request Letter, Dated:27.03.2026 (Requiring payment of Centage Fee and Flag Day Fund).
15. Applicant Ms ALP Assets Private Limited Letter, Dated:31.03.2026 (Payment of Centage Fee and Fee and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. 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, Palayamkottai Taluk,
Palayamkottai Panchayat Union, Pudukulam panchayat, Pudukulam Village, Comprised S.No. 711/3C1, 711/3C2, 711/3C3, 711/3C4 - Extent of
12450.00sqm (3.075Acres).
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 12.03.2026. Further the applicant Ms ALP Assets Private Limited have through

gift deed the road, road splay, park and
public purpose areas has been handed over to the local body vide Gift deed document no.2508/2026, dated:24.03.2026 & E.B Gift deed document
no.2480/2026, dated:24.03.2026.
Hence, the residential layout has been approved and approval number is issued as L.P/TVLD No:SWP/35/2026 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 8th , 10th , 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 through mail.
3. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
4. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall
be forwarded to this office for record.
5. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the
office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
6. As per circular cited in 13th , Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a
direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam / Collabland website It is requested to send
acknowledgment of receipt of receiving Maps and Proceeding orders.
Special Conditions :-
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled
through the appropriate forum. This office is not the appropriate authority to decide on this.
2. With reference to the 8th,9th, 10th and 17th cited letter, 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.
3. 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
Area, local body area, TANGEDCO area S.F.No., sub-division in favour 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. 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)

6. 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”.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 12450.00Sqmt. (or) 3.075Acre
No.of Plots : 50 nos (EWS Plot :21(13-31, 38, 39)
Gifted Over to Local Body:
Layout Road : 3703.31Sq.mt
Park Area : 886.87.Sq.mt. (10.13%)
Public Purpose : 53.47 Sq.mt – 0.61%
TANGEDCO Purpose:54.60 Sq.mt – 0.62%

Copy to
1. Ms ALP Assets Private Limted,
Plot No.3, Thoothukudi Road,
Keelanatham,
Tirunelveli 627353
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East) Chennai – 600 102.
Email id:contact.tnrera@tn.gov.

3. The Assistant Director,
Department of Survey and Land Records,
Tirunelveli District

4. 3.Sub Registrar,
Melapalayam,
Tirunelveli District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18675	27/01/2026
2	OSR Fee		
3	Centage Charges	17100.00	31/03/2026
4	Development Charges	24900.00	31/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	22800.00	31/03/2026

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:2026.04.09 18:14:55