Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. FUCUCVX3/2023/TCP Date : 26/12/2023

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Commissioner,
Tirunelveli City Municipal Corporation.
Tirunelveli.

2. Tr.Muthurama Krishnan,
Tmt.Indrani,
Tr.Krishnan,
Tmt.Ramalakshmi,
No: 48, Anna Street, Tirunelveli Town,
Tirunelveli-627 006.

Sir/ Madam,

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation - Tirunelveli Ward - Kandiyaperi Part - I Village - S.F.No. 756 - Ward : Q - Block: 12- T.S.No: 14 - Extent 12050.00 Sqm (2.98Acre) - Objection received - Planning Permission issued with conditions - forwarded for further action - Reg.

Ref : 1. Applicants, Tr.Muthurama Krishnan, Tmt.Indrani, Tr.Krishnan, Tmt.Ramalakshmi, Letter no: FUCUCVX3/2023 Dated: 21.08.2023.
2. District Town and country planning Office, Tirunelveli District Letter No. FUCUCVX3/2023 (Road pattern issued dated: 20.09.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants. Tr.MuthuramaKrishnan, Tmt.Indrani, Tr.Krishnan, Tmt.Ramalakshmi Letter, Dated: 03.10.2023. (Gift deed document no:1822/2023 & 1823/2023 dated: 25.09.2023)
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 & 10.10.2023(requiring payment of Centage Fee, Development Charges and Flag Day Fund).
14.Applicants. Tr.Muthurama Krishnan, Tmt.Indrani, Tr.Krishnan, Tmt. Ramalakshmi, Dated: 03.10.2023 & 11.10.2023 (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
16. Pettition Received from the secretary, Palayapettai Amaravathi Nagar Kudieruppor Nala Sangam No.15/23-24, Date :25.10.2023.
17.Thiru.A.Arulraj,B.A.B.L., Advocate, No.5, Karunaivallal Street, Murugamkurichi, Palayamkottai, Tirunelveli Legal Notice dated.27.10.2023.
18.This office letter Roc. No.3074/2023/3, dated.06.11.2023.
19. Applicant Thiru.C.Muthuramakrishnan and 3 others, Tirunelveli letter dated.15.11.2023.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation, Tirunelveli Ward, Kandiyaperi Part - I Village, S.F.No. 756, Ward : Q, Block: 12, T.S.No: 14 - Extent 12050.00 Sqm (2.98Acre).

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 applicant Tr.Muthuramakrishnan, Tmt.Indrani, Tr.Krishnan, Tmt.Ramalakshmi has through gift deed the road, road splay areas has been handed over to the local body & TNEB on 1822/2023 & 1823/2023 dated: 25.09.2023

1. Vide reference 16th cited, a petition has been received against the proposal stating that the water course in the S. F. No: 756 is blocked.
2. Vide reference 17th cited, a legal notice is issued based on the representation received from the secretary, Palayapettai Amaravathi Nagar Kudiruppor Nala Sangam on the above subject.
3. vide reference 18th cited, the applicants are asked to furnish remarks/explanation on the above subject
4. Vide reference 19 th cited, the applicants Tr.Muthuramakrishnan, Tmt.Indrani, Tr.Krishnan, Tmt.Ramalakshmi, vide letter dated 12.11.2023, have replied as follows:
5. The water course passes through the site is not odai poramboke, further it is their patta land
6. Water course is not subdivided in the FMB
7. The width of the odai is not mentioned in FMB(Village Map)
8. 10 feet wide channel is to be formed from the starting point of the odai to the End point of the Odai.
9. The 10 feet wide channel to enable the water flow from pamban kulam to manjanathi kulam is shown in the layout plan and handed over to the corporation. Further, maintainence of the odai will be undertaken at their own cost.
10. It is incorrect to specify the width of the odai as 30 feet
11. The water flow from the pond is not obstructed for any reason
12. Odai is realigned along the course through channel to be formed.
13. Further it is assured not to obstruct the water course for any reason and
14. The applicants have submitted an undertaking in 20 Rupees stamp paper dated 31.10.2023 addressed to the Joint Director ,District town and country planning office Tirunelveli that

1. The applicants (4 individuals) are residing in the addressed mentioned above
2. Our application for the layout is pending in your office and we have paid Rupees 43,900 in receipt no:2023101114858 for the layout
3. The applicant's Tr.Muthuramakrishnan, Tmt.Indrani, Tr.Krishnan, Tmt.Ramalakshmi, through gift deed the road, road splay & Park areas has been handed over to the local body & TNEB vide document number: 1822/2023 & 1823/2023 dated: 25.09.2023
4. In the layout, we have converted the 1 m wide plan marked water course into 3 m wide water course and gifted to the Government
5. In future, we promise that the realigned water course will not be blocked or changed against law
6. Further we will take full responsibility with regarding to any disputes or court cases if any and the schedule of property is mentioned as S.F.No:756 Kandiyaperi village ,Tirunelveli ward, T.S.No:14,T.S.Ward :Q,Block:12, patta area:12050.00 sqm, document number:1119/2023 dated 09.06.2023.

Hence, Based on the above undertaking of the applicant's, 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/75/2023 & PP/L.P/TLPA NO: SWP/125/2023 and 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 the undertaking signed by the applicants, it shall be the responsibility of the applicant's to settle the disputes if arise in future regarding the realigned/watercourse which lie in this residential layout at their own cost .
6. 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

7. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road areas S.F.No sub-division in favour concern local body.
8. 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

9. 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 arises dispute 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.

10. 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	18075	21/08/2023
2	OSR Fee		
3	Centage Charges	19800.00	11/10/2023
4	Development Charges	24100.00	11/10/2023
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:2023.12.26 13:11:12