**Town and Country Planning Department(Planning Permission)**

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. DIHRT1M7/2025/TCP Date : 22/07/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Executive officer,
Vadakku Valliyur Town panchayat,
Tirunelveli District.

2. Thiru.N.Namadevan and Two others,
No.2/1, Mukilanvilai,
Manikattipottal, Thengamputhoor,
Agastheeswaram,
Kanniyakumari - 629 501.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning - Tirunelveli District -Radhapuram Taluk - Vadakku Valliyur Town Panchayat - Vadakku Valliyoor part -1 Village, S.F.No..1215/1A1B1, 1215/20, 1215/22 - Site Extent of 3985.00sq.m. (0.98Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.N.Namadevan and Two others online application No. DIHRT1M7/2025, dated. 08.05.2025.
2. The Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. DIHRT1M /2025 (Road pattern issued on 10.06.2025) .
3. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, dated: 24.12.2020.
4. Applicant Thiru.N.Namadevan and Two others letter, dated.03.07.2025 (Gift deed document No.2608/2025 and 2609/2025 dated: 30.06.2025).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
8. G.O.181, Housing and Urban Development Department, dated: 09.12.2020
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022
12. Demand payment Request Letter, Dated:10.07.2025 (Requiring payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
13. Applicant Thiru.N.Namadevan and Two others payment paid on 16.07.2025 (Payment of Centage Charges, Development Charges, Subdivision
Charges and Flag day fund).
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Radhapuram Taluk, Vadakku Valliyur Town
Panchayat, Vadakku Valliyoor part -1 Village, S.F.No..1215/1A1B1, 1215/20, 1215/22 - Site Extent of 3985.00sq.m.(0.98Acre).
In the continuation, with reference to the 2nd cited letter, road pattern for Residential layout has been issued by the Tirunelveli District Town and country planning
Office, dated.10.06.2025. Further the applicant Thiru.N.Namadevan and Two others has through gift deed the

road, road splay areas and public purpose areas has been
handed over to the Vadakku Valliyur Town Panchayat vide Gift deed document No.2608/2025 and 2609/2025 dated.30.06.2025. Hence, the Residential Layout has been approved and approval number is issued as L.P/TVL.DTCP No:SWP/70/2025 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 and 15th 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.

Special Conditions :-

1. (a) With reference to the 6th cited, 8th cited and 15th cited letter, if the located site lies in the 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 9th cited and 10th 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.
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. 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 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”.
5. 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 | 5978 | 08/05/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 6000.00 | 11/07/2025 |
| 4 | Development Charges | 7970.00 | 11/07/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 8000.00 | 11/07/2025 |

**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 Not Verified*

*Signed by: Joint Director*
*Location:Tirunelveli*
*Date:2025.07.22 17:07:11*