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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. VX203AQD/2025/TCP Date : 26/03/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Commissioner,
Nagercoil City Municipal Corporation,
Nagercoil,
Kanyakumari District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town And Country Planning-Kanyakumari District- The proposal for Residential Layout with an extent of –7901.00 Sq.M (1.95 acres) in R.S.Nos:-574/6B,574/10B1 ,574/10B2 of Neendakarai “A” West Village –Nagercoil Corporation - Nagercoil Local Planning Area-Agastheeswaram Taluk-Kanyakumari District- Planning Permission issued - Forwarded for further action - Reg

Ref :
1. Applicants, Thiru. S .R Subramaniyan and Thiru. Arumuga Perumal @ Vijayakumar, Online Application No: VX203AQD, dated: 26.02.2025
2. District Town and country planning Office, Kanyakumari District Letter No. VX203AQD, (Road pattern issued on dated: 13.03.2025).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicants, Thiru. S .R Subramaniyan and Thiru. Arumuga Perumal @ Vijayakumar, Letter, Dated: 17.03.2025. (Gift deed document No: 4799/2024, 4800/2024, dated:18.12.2024).
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 / Nov 4 (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: 16.12.2024 &18.03.2025(requiring Payment of OSR Charge & Centage charges , Development charges and Sub division charges).
13. Applicants , Thiru. S .R Subramaniyan and Thiru. Arumuga Perumal @ Vijayakumar, Dated:19.12.2024 & 19.03.2025 (Payment of OSR Charge & Centage charges , Development charges and Sub division charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, applicants have requested for approval of the proposed Residential Layout with an extent of –7901.00 Sq.M (1.95 acres) in R.S.Nos:-574/6B,574/10B1,574/10B2 of Neendakarai “A”West Village –Nagercoil Corporation - Nagercoil Local Planning Area-Agastheeswaram Taluk-Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been

issued by the Member Secretary on
13.03.2025. Further the Applicants. Thiru. S .R Subramaniyan and Thiru. Arumuga Perumal @ Vijayakumar, has through gift deed the road, road splay
and public purpose area has been handed over to the local body on 18.12.2024. Hence, this residential layout has been approved with below
conditions.
1) As per the condition, the layout has been approved and approval number is issued as SWP/LP/NLPA No: 12 /2025(Revised as SWP/LP/NLPA
No:53/2024), Dated: 26.03.2025 and Planning Permission No: 21/2025 (Revised as Planning Permission No:74/2024) and enclosed with 2 set of original
maps and gift deeded 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.
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 Tahsildar to update in Tamil nilam website
Special Conditions.

Special Conditions
1.a) With reference to the 6th cited and 8th 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, park 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, 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 Directorate of Town and Country Planning 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 for 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:

Copy to:
1. Thiru. S .R Subramaniyan and Thiru. Arumuga Perumal @ Vijayakumar .
No: 318, Asambu Road,
Vadaseri,Nagercoil.- 629 001

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11852	26/02/2025
2	OSR Fee		
3	Centage Charges	600.00	19/03/2025
4	Development Charges	0.00	19/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	19/03/2025

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

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set



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NRI & Investment Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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We're honored to be part of your real estate journey

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