Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. X6VDE48D/2025/TCP

Date : 16/06/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Thiruvambalapuram village panchayat,
Tirunelveli District.

2.Thiru.A.Syed Meeran,
1/99, Palli Vasal Theru,
Puthumanai, Chettikulam,
Radhapuram,
Tirunelveli-627 120.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning - Tirunelveli District - Radhapuram Taluk - Radhapuram panchayat union – Thiruvambalapuram village panchayat – Thiruvambalapuram Village - S.F.No.209/4A1, 209/5, 246/1A1, 246/1B1, Site extent of 9579.00sq.m.(2.367Acre) -- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.A.Syed Meeran online application No. X6VDE48D /2025, dated.12.05.2025.
2. The Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. X6VDE48D /2025 (Road pattern issued on 05.06.2025) .
3. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, dated: 24.12.2020.
4. Applicant Thiru.A.Syed Meeran letter, dated:11.06.2025 (Gift deed document No.2845/2025 and 2846/2025 dated: 10.06.2025).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.138, 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/UD4(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. OSR amount paid on 11.06.2025.
14. Demand payment request letter, dated:13.06.2025 (Requiring payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
15. Applicant Thiru.A.Syed Meeran payment paid on 16.06.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges 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 has requested for the approval of residential layout Tirunelveli District, Radhapuram Taluk, Radhapuram Panchayat
Union, Thiruvambalapuram village panchayat, Thiruvambalapuram Village, S.F.No.209/4A1, 209/5, 246/1A1, 246/1B1, Site extent of 9579.00sq.m.(2.367Acre).
Further as per TNCDBR rule 47(6) a sum of Rs.32,364/- has been remitted into Govt. account on 11.06.2025, in

lieu of providing OSR area of 647.28sq.m.
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.05.06.2025. Further the applicant Thiru.A.Syed Meeran has through gift deed the road, road splay areas and public purpose areas has been handed over
to the Thiruvambalapuram village panchayat vide Gift deed document No.2845/2025 and 2846/2025 dated: 10.06.2025.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/49/2025 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 9th 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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.
Special Conditions :-
1. (b)With reference to the 7th cited, 9th cited and 17th cited letter, if the located site lies in 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 10th cited and 11th 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. 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-
27 Non Taxation fees –
09 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 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”.
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	14369	12/05/2025
2	OSR Fee	32364	11/06/2025
3	Centage Charges	13500.00	16/06/2025
4	Development Charges	19158.00	16/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18000.00	16/06/2025

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 valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.06.16 20:06:11