Town and Country Planning Department(Planning Permission)

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

ROC No. 5E3ZEDHG/2024/TCP Date : 18/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Beemanagari Village Panchayat,
Beemanagari,
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 6051.00 sq.m (1.50 Acre) in S.Nos: 197/5,197/7A1A,197/9A,197/10A and 198/2A2-ThiruppathisaramVillage, Beemanagari Village Panchayat, Thovalai Taluk, Kanyakumari District- Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.Narayanaperumal and Mr.Krishnaswamy, Letter, (Online Application No: 5E3ZEDHG, dated: 27.01.2024.
2. District Town and country planning Office, Kanyakumari District LetterNo. 5E3ZEDHG, (Road pattern issued on dated: 07.03.2024).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799 / 2020, Dated: 24.12.2020.
4. Applicant Mr.Narayanaperumal and Mr.Krishnaswamy , Letter, Dated: 14.03.2024. (Gift deed document no: 636/2024 & 637/2024, dated: 13.03.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, 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: 14.03.2024 (requiring payment of Centage fee & Development fee).
13. Applicant Mr.Narayanaperumal and Mr.Krishnaswamy, Dated: 14.03.2024 (Payment of Centage Fee & Development Fee).
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, applicant has requested for approval the proposal for Residential Layout with an extent of 6051.00 sq.m (1.50 Acre) in S.Nos:197/5,197/7A1A,197/9A, 197/10A and 198/2A2 -Thiruppathisaram Village, Beemanagari Village Panchayat, Thovalai Taluk, Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 07.03.2024. Further the Applicants

Mr.Narayanaperumal and Mr.Krishnaswamy has gift deed the roads,road splays,park and public purpose area has been handed over to the local body on 13.03.2024 .Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and approved number issued as SWP/LP/NLPA No:21/2024, Dated: 18.03.2024 and Planning Permission No: 21/2024 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 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 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, 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 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 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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to

1. Mr.Narayanaperumal and Mr.Krishnaswamy
   5/2A,Kanagamoolam Pudukudieruppu,
   Thazhakudy,Thovalai,
   Kanyakumari District-629 901.

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9077	27/01/2024
2	OSR Fee		
3	Centage Charges	5400.00	14/03/2024
4	Development Charges	12102.00	14/03/2024
5	Display Board Charges		
6	Satellite town charge		



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

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2024.03.18 14:53:41

