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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. APOT9B1D / 2022 / TCP Date : 02/06/2023

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

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

Sir/ Madam,

2. Thiru.P. L .SOMASUNDARAM ,
   6/46 RAMANUJAM STREET,
   THIYAGARAYA NAGAR,

Sub : Residential Layout - Office of the District Town and Country Planning - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli Corporation - Tirunelveli Taluk – Thatchanallur Ward, Chathiramputhukulam Village, Old S.F.Nos- 719 and 720, Ward-A, Block-19, T.S.Nos- 11 and 12 - site 13950 Sqm (3.45Acre) - Technical clearance issued - forwarded for further action - Reg..

Ref : 1.Applicant Thiru. P. L .SOMASUNDARAM online application no: APOT9B1D Dated: 01.02.2023.

2.District Town and country planning Office,Tirunelveli District Letter No. APOT9B1D (Road pattern issued dated : 31.03.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Thiru. P. L .SOMASUNDARAM, Letter, Dated: 17.04.2023. (Gift deed document no:725/2023 dated: 12.04.2023)

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.Executive Engineer PWD, Tirunelveli letter no VA1/137R/KO21 Dated: 04.05.2011.
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 19.04.2023 (requiring payment of Centage Fee and Development Fee).
14.Applicants Thiru. P.L.SOMASUNDARAM Letter, Dated: 21.04.2023 (payment of Centage Fee and Development Fee).
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16.Tirunelveli Local Planning Authority Meeting Minutes, Resolution No: 33, Date : 15.05.2023.

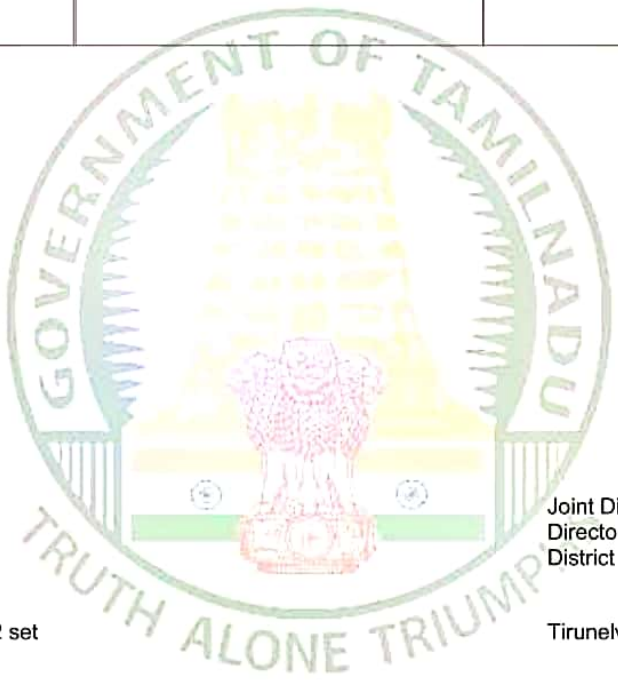
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Tirunelveli Local Planning Authority,
Tirunelveli Corporation, Tirunelveli Taluk, Thatchanallur Ward, Chathiramputhukulam Village, Old S.F.Nos- 719 and 720, Ward-A, Block-19, T.S.Nos- 11 and 12 - site
Extent 13950 Sqm (3.45Acre) Planning Permission is issued and forwarded for further action.
In the 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,

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Tirunelveli District on 31.03.2023 Further the applicant Thiru. P. L .SOMASUNDARAM, has through gift deed the road, road splay and park areas has been handed over
to the local body vide gift deed document no 725/2023 dated 12.04.2023 .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 L.P/TVL.DTCP.No-SWP/ 25 /2023 and PP/TL.P/TLPA NO: SWP/ 39 /2023 and
enclosed with 2 set of original maps and gift deed documents has been forwarded with it for further action.
2) With Ref. to the 6th cited letter, the permission is given to the Thiru P .L.Somasundaram at his own cost to construct a bridge for carrying agricultural
goods and instruments to be used for the road transportation from the agri land as per the plan across chettikulam supply canal and fresh NOC By the applicant shall
be obtained whenever required
3.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.
4.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
5.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
6.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
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
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas 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.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	20925	01/02/2023
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
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

Document certified by Ranganathan.

Signed by: Joint Director
Location:Tirunelveli
Date:2023.06.02 19:48:11

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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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