Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 8G03MBKG/2025/TCP Date : 02/06/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Munnerpallam Village Panchayat,
Tirunelveli District.

2.Thiru.KAJA MOHIDEEN
Sir/ Madam,No: 57 VELLAI KALIBA SAKIBU STREET,
MELAPALAYAM,
TIRUNELVELI.

Sub : Residential Layout – District Town and Country planning – Tirunelveli District – Tirunelveli Local Planning Authority – Palayamkottai Taluk/ Panchayat Union-Munnerpallam Panchayat / Village - S.F.No: 264/8 Site Extent of 1849.00Sq.m (0.45 Acre) - Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicants Thiru.KAJA MOHIDEEN through online application No.8G03MBKG/2025, Dated:03.02.2025.
2.Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. 8G03MBKG/2025,Road pattern issued on :15.02.2025.
3.Circular from the Director of Town and Country Planning, Roc. No 19799/2020,Dated: 24.12.2020 .
4.Applicants Thiru.KAJA MOHIDEEN letter, Dated:20.02.2025. (Gift deed document No.1623/2025 and 1624/2025, dated: 19.02.2025).
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 /Nov4(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 through online, Dated:20.02.2025 (requiring payment of OSR Fee, Centage Fee and Development Charges).
13.Applicants Thiru.KAJA MOHIDEEN letter, dated:20.02.2025 and 01.06.2025. (Payment of OSR Fee, Centage Fee and Development Charges).
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.
16.Tirunelveli Local Planning Authority Resolution No. 61, Dated.30.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli District , Tirunelveli Local Planning Authority , Palayamkottai Taluk/ Panchayat Union, Munnerpallam Panchayat / Village- S.F.No: 264/8 Site Extent – 1849.00Sq.m (0.45 Acre).

In 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/Tirunelveli Local Planning Authority, Tirunelveli District on 15.02.2025. Further the applicant Thiru.KAJA MOHIDEEN has through gift deed the road, road splay, and public

purpose areas have been handed over to the local body vide document No. 1623/2025 and 1624/2025, dated: 19.02.2025 and in lieu of providing the OSR, a sum of Rs.83,160/- is
paid on 20.02.2025 through online..

Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/45/2025 and Planning Permission
No.P.P/L.P/TLPANo.64/2025 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 6th 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 on 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 Municipal/ Corporation areas: The Owners / developers shall be allowed either to
carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall
prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc, for the layout as per existing rules. Before taking over the infrastructure
developed by the owners / developers, the local bodies shall ensure the quality of works done by the owners / developers. Reasonable period to be prescribed for up
keep/maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots
developed in the layout or 5 years whichever is later.

(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, 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 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 individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning 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	2774	03/02/2025
2	OSR Fee	83160	20/02/2025
3	Centage Charges	2700.00	01/06/2025
4	Development Charges	3698.00	01/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3600.00	01/06/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.06.02 17:22:51