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Town and Country Planning Department(Planning Permission)

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

ROC No. ARP83B2P/2024/2024/TCP Date : 20/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Vellichanthai Village Panchayat,
Vellichanthai,
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 3571.00 Sq.m (0.88 Acre) in R.S.Nos: 829/8B1 of Vellichanthai- “B” Village- Vellichanthai Village Panchayat - Kalkulam Taluk - Kanyakumari District - Technical Clearance Issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.J.Bensam Raj, Online Reference No : ARP83B2P, Dated: 30.08.2024.
2. District Town and country planning Office,Kanyakumari District Letter No. ARP83B2P, (Road pattern issued on dated: 11.09.2024).
3. Joint Director Agriculture department, Letter No. Ma.Thi1.7572/2024,Dated: 27.08.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020,Dated:24.12.2020
5. Applicant Thiru.J.Bensam Raj,Letter, Dated:17.09.2024. (Gift deed document no: 2117/2024 & 2119/2024 dated: 16.09.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022
14. Demand payment Request Letter, Dated: 19.09.2024 (requiring payment of Centage Charges,Sub division charge and Development
charges).
15.Applicant Thiru.J.Bensam Raj Letter, Dated: 19.09.2024 (Payment of Centage Charges, Sub division charge and Development charges)
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicants have requested for approval of the Proposed Residential Layout with an extent of
3571.00 Sq.m (0.88 Acre) in R.S.Nos: 829/8B1 of Vellichanthai- “B” Village, Vellichanthai Village Panchayat ,Kalkulam 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 11.09.2024. Further the applicant Thiru.J.Bensam Raj have through gift deed the road, road splay has been

handed over to the local body
on 17.09.2024. 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/KKD.No:40/2024 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 13 th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamil
nilam 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 applicant 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.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 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.

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

Copy to:

1. Mr.J.Bensam Raj,
   S/o. Mr.Jesu Retnam,
   No:231, Carmel Nager,
   Nagercoil,
   Kanyakumari District.

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5357	30/08/2024
2	OSR Fee	117428	17/09/2024
3	Centage Charges	5700.00	19/09/2024
4	Development Charges	7142.00	19/09/2024
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:2024.09.20 13:56:11



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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