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Layout Application - Final Approval Letter

Roc No: LO7C9VDF/2025/TCP

Date: 3/18/25 10:32 PM

From:

Village Panchayat

Munnerpallam

To :

Thiru.N.maripandi and Tmt.M.velammal
NO:11A/1,Rajaji street,Mela karungulam
Tirunelveli

Online Application Number: LO7C9VDF

Sir/ Madam,

Sub :

Residential Layout – District Town and Country planning –Tirunelveli District – Tirunelveli Local planning Authority – Palayamkottai Panchayat Union – Munneerpallam Panchayat office.The proposal for Residential Layout with an Extent of 9285.00 Sq.Mts (2.29 Acres) comprising Survey Nos :263/2A1A,2A1D,2A1E,2A1F,2A2,2B3,2B4,2B5,3A3,3A4,3A5, 8A2and 8A1B of Munneerpallam village –Planning Permission issued by Tirunelveli District Town and Country planning Office – Final Approval Issuing – Reg.

Ref :

1)ROC No : LO7C9VDF/2025/TCP Technical Planning Permission Order Tirunelveli District Town and Country planning office Dated : 06/02/2025
2)Melapalayam Sub – Register Office Gift deed documents Nos : 671/2025 & 672/2025 Dated 25.01.2025
3)Tamilnadu Panchayat Building Rules.1997.
4)Applicant paid Payment of Layout Approval Fees and Layout Inspection Fees of Rs.55,000/- Dated : 12/03/2025

Body:

With Reference to the 1st cited Letter, Tirunelveli District Town and Country planning Office issued Technical sanction plan – Issued Residential Layout has been Approved and Approval No Issued as LP/TLPA NO : SWP/09/2025 And Planning Permission No : PP/LP/TLPA No : SWP/08/2025 Dated : 06.02.2025 Through online for the Residential Layout with an Extent of 9285.00 Sq.Mts (2.29 Acres) survey Nos : 263/2A1A,2A1D,2A1E,2A1F,2A2,2B3,2B4,2B5,3A3,3A4,3A5,8A2 and 8A1B of Munneerpallam village – Munneerpallam village Panchayat – Palayamkottai Taluk,Tirunelveli District.The details of the project is given below :

Project Details :

1)Total Extent of Layout : 9285.00 Sq.Mts (2.29 Acres)

2) Project survey Nos : 263/2A1A,2A1D,2A1E,2A1F,2A2,2B3,2B4,2B5,3A3,3A4,3A5,8A2 and 8A1B

3)Local Body : Munneerpallam village Panchayat

4)Village : Munneerpallam village

5)Total Nos of Plots : 48

6)Total area of the Road and Splays : 2626.84 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 672/2025 Dated : 25.01.2025)

7)Local Body Reservation (A) : 36.00 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 672/2025 Dated : 25.01.2025)

8)TANGEDCO Reservation (B) : 34.88 Sq.Mts (Surrendered to Munneerpallam village panchayat through Melapalayam Sub – Register Office Gift deed documents No : 671/2025 Dated : 25.01.2025)

9)The Necessary Fees for layout Approval was collected from the applicant as per Tamilnadu Panchyat Rules as Shown below,

Fees Details :

Layout Approval Fees : 55,000

Hence this Residential Layout has been approved with the below conditions

1)As per the condition the layout has been Approved and Approval number was issued as 5/2024-2025 Dated : 18/03/2025.Munneerpallam village Panchayat Resolition No : 46 Dated 05.03.2025

2)This office has not Legally certified the title to the owenship by granting final approval to the layout. only the Entitlement to develope the land by the applicant is verified through the documents uploaded in the web portal.Any person wishing to purchase the property must individually ascertain the owenership of the property of the developer/seller.If any dispute arises regarding the owenership,the same shall be settled through the appropriate forum.This office is not the appropriate authority to decide on this

3)The applicant has Requested to follow the protocol as per instruction given by TNRERA

4)Alteration of plot dimensions,Road dimensions,Public purpose site dimensions and Road patterns shall not be done without prior approval of the Tirunelveli District Town and Country planning office and Munneerpallam village panchayat, showing any reason

5) SPLAY Should be provided mandatorily at the junction of two roads in the layout

6)The Roads and Splays surrendered to the Local body should not be Closed or obstacled

7)If there is any river or any water channel crossing through the layout,then it should be protected or prevent by the applicant.

8)Eb post and street lights should be arranged by the Applicant in the necessary places

9)Drainage water and Rain water draining arrangement should be made by the applicant

10)The applicant is responsible if there is any judicial issiues occurs in the Layout

Copy To :

1)Member secretary,Tirunelveli Local Planing Authority – Directorate of town and country planning office

2)Sub registrar – Melapalayam

3)Block Development office (village panchayat),Palayamkottai.

Validity unknown Signature valid

Village

Signed by: Village Panchayat President
Location:Tirunelveli
Date:2025.03.18 22:32:53



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Zoning & Land Use Analysis

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