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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 4WVWCKPF/2025/2025/TCP Date : 23/04/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Achampadu Village panchayat,
Tirunelveli District.

2.Thiru.V .Arun and Thiru. V. Shunmugasundaram,
S/O VELANDI,No:105 Muthuswamy Kavundar,
Veedhikaruvampalayamtiruppur

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country planning office-Tirunelveli District - Radhapuram Taluk – Vallioor Panchayat Union - Achampadu Panchayat - Achampadu Village -S.F.No. 662/1B1A,662/1C1 and 662/1C3– area of site 1952.00sq.m. (0.482 Acre) - residential sub-division Technical clearance - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.V .Arun and Thiru. V. Shunmugasundaram for the residential subdivision through online application No: 4WVWCKPF/2025,
dated:02.04.2025.
2.Joint Director, District Town and country planning Office, Tirunelveli District online Letter No 4WVWCKPF/2025, OSR demand paid on :16.04.2025.
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 dated: 24.12.2020 .
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5.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.
6.G.O.141, Housing and Urban Development Department, dated: 23.09.2020
7.G.O.181, Housing and Urban Development Department, dated: 09.12.2020 .
8.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
9.Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, dated: 08.09.2017.
10.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, dated: 07.01.2022.
11.Demand payment Request Letter through online, Dated:22.04.2025 (Requiring payment of Centage Fee, Development Charges and Flag day fund).
12.Applicants Thiru.V .Arun and Thiru. V. Shunmugasundaram amount paid through online letter, dated:22.04.2025(Payment paid of Centage Fee,
Development Charges and Flag day fund).
13.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, dated: 14.10.2019.
14.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15.Applicant Thiru.V .Arun and Thiru. V. Shunmugasundaram OSR amount paid on 16.04.2025 through online.

With reference to the 1st Cited letter, applicant have requested for the approval of Residential Subdivision in Tirunelveli District,
Radhapuram Taluk, Vallioor Panchayat Union, Achampadu Panchayat, Achampadu Village , S.F.No. 662/1B1A, 662/1C1 and 662/1C3 area of site
1952.00sq.m.(0.482 Acre)

In continuation, with reference to the 2nd cited letter, OSR demand for Residential

Subdivision has been issued by the Office of the
District Town and country planning Tirunelveli District on 08.04.2025. Further the applicants Applicant Thiru.V .Arun and Thiru. V. Shunmugasundaram letter
dated 16.04.2025 details has been received that no new roads have been proposed for the residential subdivision therefore it is requested to consider the
existing roads and grant permission for residential subdivision and in lieu of providing the OSR, a sum of Rs.96,624/- is paid on 16.04.2025 through online.

Conditions:

1.As per the condition, the residential Subdivision has been approved and approval number is issued as L.P/TVLD No:SWP/36/2025 enclosed with 2 set of
original maps 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.

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 10th 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 5th cited, 7th cited and 14th 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 8th cited and 9th 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 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-
on Taxation fees –
Collections (DPC: 0217-60-800-AS 22709)

6.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	2928	02/04/2025
2	OSR Fee	96624	16/04/2025
3	Centage Charges	2400.00	22/04/2025
4	Development Charges	3904.00	22/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3200.00	22/04/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.04.23 19:15:51



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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