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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 70WHNJAY/2025/TCP Date : 11/03/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Excutive officer,
Pathamadai Town Panchayat,
Tirunelveli District.
.
2. Tr. M Jinnah Jamal Miyakhan and
Tmt.J.Ahamed Meeral,
27/A/1, Chinna Ahammed Street,
Pathamadai Kesavasamudram,
Pathamadai,
Tirunelveli - 627453

Sir/ Madam,

Sub : Residential Layout - Office of the Tirunelveli District town and country planning - Tirunelveli District - Kesavasamudram Village - Pathamadai Town Panchayat - Cheranmahadevi Taluk - Tirunelveli District - S.F.No. 181/2B & 181/3 - Site extent of 3350 sq.m (0.83 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.M.Jinnah Jamal Miyakhan and Tmt.J.Ahamed Meeral, online letter No.70WHNJAY, dated: 16.02.2025.
2. District Town and country planning Office, Tirunelveli District Letter No. 70WHNJAY/TCP/2025.(Road pattern issued dated 21.02.2025).
3. District Collector, Tirunelveli Letter No. PA.MU.G4/4718/2024, dated.23.01.2025 (Wet Land Inevitability Certificate).
4. District Collector, Tirunelveli Letter No. PA.MU.G4/4719/2024, dated.23.01.2025 (Wet Land Inevitability Certificate).
5. Joint Director Agriculture department, Letter No. Ni2/8318/2024, Dated: 19.02.2025.
6. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
7. Applicants Thiru.M.Jinnah Jamal Miyakhan and Tmt.J.Ahamed Meeral Letter, Dated:25.02.2025. (Gift deed document no.286/2025, dated:25.02.2025 and 287/2025,
dated:25.02.2025).
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
9. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O.18, Water Supply And Municipal Administration Department, Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated:
31.01.2020.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
13. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
16. Demand payment Request Letter, Dated: 25.02.2025 (OSR), 27.02.2025 (requiring payment of Centage Fee, Development Charge and Flag Day Fund).
17. Applicants Thiru.M.Jinnah Jamal Miyakhan and Tmt.J.Ahamed Meeral Letter, Dated: 08.03.2025 and 10.03.2025. (Payment of Centage Fee, Development Charge and

Flag Day Fund).
18. 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, applicant has requested for the approval of residential layout in Tirunelveli District, Kesavasamudram Village, Pathamadai
Town Panchayat, Cheranmahadevi Taluk, Tirunelveli District, S.F.No. 181/2B & 181/3, Site extent of 3350 sq.m (0.83 Acre).

Since, the site is situated in Non Plan Area, the Joint Director Agriculture department, NOC is obtained vide reference 5th cited and since the land is classified as
Wet land as per revenue records, the inevitability certificate / NOC is obtained vide reference 3rd and 4th cited with conditions, the 1.80m wide odai portion in applicant
site has been handed over to the local body.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint director on 21.02.2025. Further the
applicant Thiru.M.Jinnah Jamal Miyakhan and Tmt.J.Ahamed Meeral has through gift deed the road, road splay area, TANGEDCO and Local body areas has been handed
over to the local body on 25.02.2025. 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 L.P/TVL.DTCP.No-SWP/17/2025 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 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 10th cited and 12th 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 13th cited and 14th 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. Based on the inevitability certificate / NOC obtained vide reference 3rd and 4th cited with conditions, the 1.80m wide odai portion
in applicant site has been handed over to the 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 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:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5025	16/02/2025
2	OSR Fee	12729	25/02/2025
3	Centage Charges	5400.00	08/03/2025
4	Development Charges	6700.00	08/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7200.00	08/03/2025

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:2025.03.11 13:42:34



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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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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