Town and Country Planning Department(Planning Permission)

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

ROC No. 6XI8O142/2025/TCP Date : 11/11/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Prashanthi.M,
1A,Arattu Road,
Ozhuginasery,
Nagercoil,
Agastheeswaram,
Kanniyakumari,629001

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Panchayat Union,Thovalai Panchayat,Aralvaimozhi Village,Kanniyakumari district, S.F.No. - extent of acre - Technical clearance issued - forwarded for further action - Reg.

Ref :
1.Applicant,Prashanthi.M,OnlineReference No :6XI8O142 /2025,Dated:05.08.2025.
2.Assistant Director (FAC) District Town and country planning Office,Kanyakumari District Letter No. 6XI8O142,(Road pattern issued on dated: 15.10.2025).
3.Joint Director Agriculture department, Letter No. Ma.Thi1/8123/2025,Dated: 25.08.2025.
4.Circular from the Director of Town and Country Planning, Roc.No :19799 / 2020,Dated:24.12.2020.
5. Applicant,Prashanthi.M,Letter, Dated:20.10.2025. (Gift deed Document No: 1879/2025 dated: 25.10.2025.)
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 SupplyDepartment, 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: 28.10.2025(requiring payment of Development charge and Sub division charge).
15.Applicant,Prashanthi.M,Letter, Dated:30.10.2025(payment of Development charge and Sub division charge).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Principal Chief Conservator of Forests,Chennai 32, Letter K.Dis.HOTNFD.No./3492/2025-TS4, Dated: 08.10.2025.
18. Deputy Director Of Geology and Mining Department, Kanyakumari, Letter Rc. No: 198/G&M/2025,Dated: 19.09.2025.
19. Noc from Revenue Divisional officier, Letter no. RC no.B3/5043/2025, Dated.08/10.2025

With reference to the 1st Cited letter, applicants have requested for approval of the Proposed Residential Layout with an extent of - 1150.00 Sq.M (0.284 Acres) in S.No:209/3of Aralvoimozhy south Village,Aralvoimozhy Special Grade Town panchayat,ThovalaiTaluk , Kanyakumari District in HACA area and the required relevant NOC's are obtained vide 17,18,19 cited.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by

the Joint Director on 07.01.2025. Further the
applicant,Prashanthi.Mhave through gift deed the road, road splay and park has been handed over to the local body on 21.01.2025. 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 SWP/LP/KKD.No:52/2025and 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 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:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1725	05/08/2025
2	OSR Fee		
3	Centage Charges	2400.00	30/10/2025
4	Development Charges	2300.00	30/10/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3200.00	30/10/2025

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:2025.11.11 14:11:41