Town and Country Planning Department(Planning Permission)

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

ROC No. ZXWICOIA/2025/TCP Date : 07/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Anjugramam Town Panchayat,
Anjugramam,
Kanyakumari District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning, Kanyakumari District - Agastheeswaram Taluk - Anjugramam Town Panchayat - Anjugramam Village - R.S.No.878/3, 878/4, 878/5, 878/8 - extent of 9700.00 Sq.m (2.396 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.P.Rajalingam and Thiru.K.Neelarajan online application no. ZXWICOIA, Dated: 01.01.2025.
2. District Town and country planning Office, Kanniyakumari District Letter No. ZXWICOIA. (Road pattern issued on dated: 05.02.2025).
3. Joint Director Agriculture department, Letter No. Ma.Thi.1/11099/2024, Dated: 13.11.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Thiru.P.Rajalingam and Thiru.K.Neelarajan Letter, Dated: 22.02.2025 & 28.02.2025. (Gift deed document no.720/2025, 721/2025 dated.17.02.2025 and Rectification deed document no.919/2025, dated: 27.02.2025).
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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, 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: 05.02.2025 & 28.02.2025. (Requiring payment of OSR Guideline Value Fee, Centage Fee, Display Board Fee and Flag Day Fund).
15. Applicants Thiru.P.Rajalingam and Thiru.K.Neelarajan Letter, Dated: 22.02.2025 & 06.03.2025. (Payment of OSR Guideline Value Fee, Centage Fee, Display Board Fee and Flag Day Fund).
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, applicant has requested for the approval of residential layout in Kanniyakumari district, Agastheeswaram Taluk, Anjugramam Town Panchayat, Anjugramam Village comprising of R.S.No: 878/3, 878/4, 878/5, 878/8 to an extent of 9700.00 Sq.m (2.396 acre) Technical Clearance Issued forwarded for further action.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 05.02.2025. Further the applicant Thiru.P.Rajalingam and Thiru.K.Neelarajan have gift deed the road, road splay has been handed over to the Anjugramam Town Panchayat on 17.02.2025 and 27.02.2025. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/L.P/KKD No.06/2025 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 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 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 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road 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 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:

Copy to
1. Thiru.P.Rajalingam and
Thiru.K.Neelarajan,
3/94E, North Street,
Vandikudieruppu,
Kanniyakumari - 629601.

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14550	01/01/2025
2	OSR Fee	1018462	22/02/2025
3	Centage Charges	14400.00	01/03/2025
4	Development Charges	19400.00	01/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	19200.00	01/03/2025

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:2025.03.07 18:56:46