Town and Country Planning Department(Planning Permission)

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

ROC No. M892WOYB/2025/TCP Date : 10/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Nagercoil City Municipal Corporation,
Nagercoil,
Kanyakumari District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country planning- Kanyakumari District - The Proposal for Residential Layout with an Extent of 7550.00 Sq.m (1.86 Acre) in R.S.Nos: 834/6A, 9 of Vempanoor East Village - Nagercoil City Municipal Corporation - Agastheeswaram Taluk - Kanyakumari District - Technical Clearance Issued .

Ref :
1. Applicant, Thiru. CHRISTO SHAGHI Online Reference No: M892WOYB, Dated: 13.05.2025.
2. District Town and country planning Office, Kanyakumari District Letter No. M892WOYB, (Road pattern issued on dated: 04.06.2025).
3. Joint Director Agriculture department, Letter No. Ma.Thi1/10886/2024,Dated: 22.11.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020,Dated:24.12.2020
5. Applicant, Thiru. CHRISTO SHAGHI Letter Dated: 06.06.2025. (Gift deed document Nos: 2322/2025, 2323/2025 dated.05.06.2025).
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 Supply Department, 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. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
15. Demand payment Request Letter, Dated: 06.06.2025 (requiring payment of Centage Charges,Sub division charge and Development charges).
16. Applicant Thiru. CHRISTO SHAGHI, Letter, Dated: 06.06.2025. (Payment of Centage Charges, Sub division charge and Development charges)

With reference to the 1st Cited letter, Applicant has requested for the Approval of the Proposed Residential Layout with an Extent of 7550.00Sq.m (1.86 Acre) in R.S.Nos: 834/6A,
9 of Vempanoor East Village, Nagercoil City Municipal Corporation, Agastheeswaram Taluk, Kanyakumari District.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 04.06.2025. Further the applicant Thiru.
CHRISTO SHAGHI, has through gift deed the Road, Road splay and public purpose area has been handed over to the local body on 05.06.2025. 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: 26/2025 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 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 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:

Copy to:
1. Thiru. Christo Shaghi,
253/B6, K.P. Road,
Parvathipuram,
Nagercoil,
Kanyakumari District - 629 001.
2. Office Record.

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)

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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	11325	13/05/2025
2	OSR Fee		
3	Centage Charges	7800.00	06/06/2025
4	Development Charges	15100.00	06/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	15600.00	06/06/2025

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 Not Verified

Signed by: Assistant Director
Location:Kanniyakumari
Date:2025.06.10 15:02:32