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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 2KOW9XCA/2024/TCP/2024/TCP Date : 25/07/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Excutive officer,
Pirancheri Village,
Gopalasamudram Town Panchayat,
Tirunelveli District.
.

Sir/ Madam, 2. Thiru. Mohideen Badhusha (Owner)
Thiru.Mohamed Aarif & Abdulmalik (POA),
2B/A/6D, Mohamed Nagar 1st Street,
Palayamkottai, Tirunelveli - 627005

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning – Tirunelveli District - Cheranmahadevi Taluk - Gopalasamudram Town Panchayat - Pirancheri Village - S.F.No. 55/2A, 56/1 - Extent of 8510.00 sq.m (2.10 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. Mohideen Badhusha (Owner) Thiru.Mohamed Aarif & Abdulmalik (POA) online letter No.2KOW9XCA /2024 dated;28.06.2024.

2.District Town and country planning Office, Tirunelveli District Letter No: 2KOW9XCA (Road pattern issued on dated: 06.07.2024).

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4.Applicants Thiru. Mohideen Badhusha (Owner) Thiru.Mohamed Aarif & Abdulmalik (POA) Letter dated.19.07.2024, (Gift deed document no: 971/2024, dated:
09.07.2024 & 972/2024, dated: 09.07.2024)

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.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.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

12.Demand payment Request Letter, Dated. 22.07.2024 (requiring payment of Centage Fee, and Development

Fee, Flag Day Fund).

13.Applicants Thiru. Mohideen Badhusha (Owner) Thiru.Mohamed Aarif & Abdulmalik (POA) Letter, Dated: 22.07.2024 (Payment of Centage Fee, and Flag
Development Fee, Flag Day Fund).

14.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, Cheranmahadevi Taluk,
Gopalasamudram Town Panchayat, Pirancheri Village, S.F.No. 55/2A, 56/1 - Extent of 8510.00 sq.m (2.10 Acre).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Office of the District town and country planning,
Tirunelveli District on 06.07.2024 Further the applicants Thiru. Mohideen Badhusha Owner Thiru.Mohamed Aarif & Abdulmalik (POA) has through gift deed the road,
road splay and park areas has been handed over to the local body vide gift deed document no 971/2024 & 972/2024 on 09.07.2024.Hence, this residential layout has
been approved with below conditions.

1. As per the condition, the layout has been approved and approved number is issued as L.P/TVL.DTCP.No-SWP/59/2024 and enclosed with 2 set of original maps and
gift deed 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

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 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special
Conditions.

1.a) With reference to the 6th cited and 8th 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 9th cited and 10th 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.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 arisesdispute 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.

5.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	12765	28/06/2024
2	OSR Fee	1347856	19/07/2024
3	Centage Charges	12900.00	22/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2024.07.25 11:22:14



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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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