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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. MTXZHI48/2024/2025/TCP Date : 07/01/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Munneerpallam Village Panchayt,
Tirunelveli District.

2. Tmt.B Senbagavalli , Tmt.Mary Elizabeth and Thiru.Jeyaraman (POA)
No. 248, P.N.K.COLONY, ANNA NAGAR,
Palayamkottai,
Tirunelveli.

Sir/ Madam,

Sub : Residential layout - District Town and Country planning office-Tirunelveli District - Tirunelveli Local Planning Authority - Palayamkottai Taluk/Panchayat Union– Munneerpallam Panchayat/Village- S.F.No.344/2A and 344/2B with site extent of 18550.00sq.m.(4.58 Acre) - Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Tmt.B Senbagavalli , Tmt.Mary Elizabeth and Thiru.Jeyaraman (POA) through online application No. MTXZHI48/2024. Dated:27.11.2024
2 District Town and country planning Office, Tirunelveli District letter No. MTXZHI48/2024 (Road pattern issued on 28.12.2024).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Tmt.B Senbagavalli , Tmt.Mary Elizabeth and Thiru.Jeyaraman (POA) Letter, Dated:03.01.2025 (Gift deed document No.35/2025 and 36/2025 ,
dated:02.01.2025).
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/Nov4(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:04.01.2025 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
13. Applicant Tmt.B Senbagavalli , Tmt.Mary Elizabeth and Thiru.Jeyaraman (POA) Letter, Dated:06.01.2025 (Payment of Development Charges, Centage Fee
and Fee and Flag Day Fund).
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
16. Tirunelveli Local Planning Authority, Resolution No.155, dated.06.12.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District ,Tirunelveli Local Planning
Authority ,Palayamkottai Taluk/Panchayat Union, Munneerpallam Panchayat/Village, S.F.No. 344/2A and 344/2B with site extent of 18550.00sq.m (4.58
Acre)

In 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 Local Planning Authority, Tirunelveli District on 28.12.2024. Further the applicant Tmt.B Senbagavalli , Tmt.Mary Elizabeth and
Thiru.Jeyaraman (POA) has through gift deed the road, road splay, and public purpose areas have been handed over to the local body vide document No.
35/2025 and 36/2025 , dated:02.01.2025.
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/02/2025 and Planning Permission No.P.P/L.P/TLPA
No.SWP/01/2025 with below conditions.
Conditions:
1. After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government
order reference 6th and 17th cited, the local body should give final approval to the layout.
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 Tahsildhar to update on Tamilnilam website.
Special Conditions :-
1. (a)With reference to the 6th cited, 8th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: The Owners / developers
shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate
cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc, for
the layout as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of
works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/ developers.
Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is
later.
(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, local body
area, TANGEDCO area 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 arises/ dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning 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	27825	27/11/2024
2	OSR Fee		
3	Centage Charges	23700.00	06/01/2025
4	Development Charges	37100.00	06/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	31600.00	06/01/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.01.07 20:19:13



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Zoning & Land Use Analysis

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