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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. QFTQWO2D/2023/TCP Date : 22/08/2023

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Commissioner,
   Tirunelveli City Municipal Corporation,
   Tirunelveli District.
2. Tmt.M.Velammal, Tmt.M.Archana and Tmt.M.Keerthana

Sir/ Madam, 11A/1, Rajaji Street, Melakarunkulam,
Munnerpallam,
Tirunelveli – 627 356.

Sub : Residential Layout – District Town and Country planning – Tirunelveli District – Tirunelveli Local Planning Authority – Tirunelveli City Municipal Corporation – Melapalayam ward, Ward – BM, Block – 34, Town survey No.118/2, Old survey Kulavanigarpuram village, S.No.757/3part – ('F7F7' and 'F8F8' 12.0 m wide Scheme road in Perumalpuram D.D.Plan. No.9, deleted as per the order of the Hon'ble Madurai Bench of Madras High Court in W.P(MD) No.28181/2022, dated.22.12.2022) - Site Extent – 6236.00Sq.m(1.54 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Tmt.M.Velammal, Tmt.M.Archana and Tmt.M.Keerthana through online application No. QFTQWO2D, Dated:08.04.2023.
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No.QFTQWO2D, Road pattern issued on :28.07.2023.
3. Circular from the Director of Town and Country Planning, Roc. No 19799/2020,Dated: 24.12.2020 .
4. Applicants Tmt.M.Velammal, Tmt.M.Archana and Tmt.M.Keerthana letter, Dated:09.08.2023.(Gift deed document No.7032/2023 and 7033/2023 dated: 04.08.2023).
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. Hon'ble Madurai Bench of Madras High Court Order in W.P(MD) No.28181/2022, dated.22.12.2022.
13. Tirunelveli Local Planning Authority Resolution No.43, Dated.15.05.2023.
14. Letter from Joint Director/Member Secretary to The Commissioner, Tirunelveli City municipal Corporation Roc.No.99/2023, dated.16.05.2023.
15. Executive Engineer (Planning), Tirunelveli City Municipal Corporation Letter ROC No.GP1/2920/2023, Dated.16.06.2023.
16. Tirunelveli Local Planning Authority Resolution No.62, Dated.18.07.2023.
17. Demand payment Request Letter through online, Dated:28.07.2023 and 11.08.2023(requiring payment of OSR Fee, Centage Fee and Development Charges).
18. Applicants Tmt.M.Velammal, Tmt.M.Archana and Tmt.M.Keerthana letter, dated:09.08.2023 and 11.08.2023 (Payment of OSR Fee, Centage Fee and Development Charges).
19. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019
20. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District, Tirunelveli
City Municipal Corporation, Melapalayam ward, Ward – BM, Block - 34, Town survey No.118/2, Old survey Kulavanigarpuram village,
S.No.757/3part - Site Extent - 6236.00Sq.m.(1.54 Acre).

An order has been issued to delete the F7F7 and F8F8 12.0m wide Scheme road in Perumalpuram Extension D.D.Plan No.9 of the
Hon'ble Madurai Bench of Madras High Court Order in W.P(MD) No.28181/2022, dated.22.12.2022 in the reference 12th cited.

In continuation the applicant's layout proposal was placed before the LPA meeting in the reference 13th cited. It was decided to get a
report from the Tirunelveli Corporation regarding the deletion of the proposed scheme road and take a decision based on that.

The Executive Engineer (Planning), Tirunelveli City Municipal Corporation Letter 15th cited, it was recommended to change the map
according to the order of the Hon'ble High Court.

Subsequently, when the subject was placed before the Local Planning Authority meeting, it was decided to issue approval for the
layout in the reference 16th cited.

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 28.07.2023. Further the applicants Tmt.M.Velammal,
Tmt.M.Archana and Tmt.M.Keerthana has through gift deed the road , road splay and public purpose areas has been handed over to the
local body vide document no:7032/2023 and 7033/2023 dated: 04.08.2023.

Further, the applicant's have remitted a sum of Rs.19,58,637/- dated.09.08.2023, in government head of account for OSR.
Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/50/2023 and Planning Permission
No.P.P/L.P/TLPA No.80/2023 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 8th and 20th 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 20th 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:

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9354	08/04/2023
2	OSR Fee	1958637	09/08/2023
3	Centage Charges	7500.00	11/08/2023
4	Development Charges	12472.00	11/08/2023
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

Document certified by Ranganathan.

Signed by: Joint Director
Location:Tirunelveli
Date:2023.08.22 17:43:21



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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