Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. TLIZRWDD/2025/TCP Date : 07/01/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.
2.Tmt.Jansi Rani,
803 C, 10th North Street,
Sir/ Madam,James Nagar, Thiyagarajanagar,
Palayamkottai,
Tirunelveli - 627011.

Sub : Residential Layout – District Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation – Rajagopalapuram Detailed Development plan -2, Palayamkottai ward (Old Melapalayam ward), ward - BU, Block - 6, T.S.no.1/5, old survey Rajagopalapuram village, Survey No.91/1A – site extent 2145.00sq.m.(0.53Acre) – Planning Permission issued - forwarded for further action - Reg.

Ref :
1. The applicant Tmt.Jansi Rani through online application No. TLIZRWDD, Dated:17.10.2024.
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. TLIZRWDD, Dated:20.12.2024.
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 Dated: 24.12.2020 .
4. Applicants Tmt.Jansi Rani letter, Dated:30.12.2024(Gift deed document No.8496/2024 and 8497/2024, dated:27.12.2024).
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/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. OSR payment paid on 30.12.2024.
13. Demand payment Request Letter through online, Dated:31.12.2024(Requiring payment of Centage Fee and Development Charges).
14. Applicants Tmt.Jansi Rani online letter, dated:06.01.2025 (Payment paid of Centage Fee and Development Charges).
15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
17. Tirunelveli Local planning Authority Resolution No.161, dated.06.12.2024.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District , Tirunelveli Local Planning Area,
Rajagopalapuram Detailed Development plan -2, Tirunelveli City Municipal Corporation, Palayamkottai ward (Old Melapalayam ward), ward - BU, Block - 6, T.S.no.1/5,
old survey Rajagopalapuram village, Survey No.91/1A, site extent 2145.00sq.m.(0.53Acre).

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 20.12.2024. Further the has through gift deed the road, road splay and public purpose areas has
been handed over to the local body vide document No: 8496/2024 and 8497/2024, dated:27.12.2024.
Further, the applicant's have remitted a sum of Rs.10,31,587/- dated.30.12.2024 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/03/2025 and Planning Permission No.P.P/L.P/TLPA
No.SWP/03/2025 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 8th and 16th 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 16th 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	3218	17/10/2024
2	OSR Fee	1031587	30/12/2024
3	Centage Charges	4200.00	06/01/2025
4	Development Charges	4290.00	06/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	8400.00	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 20:16:12