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Town and Country Planning Department

SouthByPass Road , Xaviercolony,Tirunelveli-627005

(Road Pattern)

ROC No. IC63RZ7Q/2024/TCP Date : 9/19/24 4:10 PM

To

Thiru.V.Selvamayandi
No:6/76, Thangamman Kovil Street,
Keelanatham Therkkur,
Palayamkottai,
Tirunelveli-627 353

Sir/ Madam,

Sub

DTCP - Layout – District Town and Country Planning Office - Tirunelveli District –Tirunelveli Local Planning Authority- Palayamkottai Taluk/Panchayat Union-Kellanatham Panchayat/Village-S.F.No:245/1A1 and 245/2A1 with an site extent of 9820.00(2.43Acre)- Layout Road Pattern approval – reg.

Ref:
1.The layout proposal received through online vide reference IC63RZ7Q dated .01.08.2024
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020
5.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas roads in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space and the PP-A site (reserved local body) & PP-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space and the PP-A & PP-B sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2024.09.19 16:18:06

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. IC63RZ7Q/2024./2024/TCP Date : 07/11/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Keelanatham Village Panchayat,
Palayamkkottai Panchayat Union,
Tirunelveli District.

Sir/ Madam,2.Thiru.V.Selvamayandi,
No:6/76, Thangamman Kovil Street,
Keelanatham Therkkur,
Palayamkottai,
Tirunelveli-627 353.

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Tirunelveli Local Planning Authority - Palayamkottai Taluk/Panchayat Union- Keelanatham Panchayat/Village- Survey No.245/1A1 and 245/2A1with an site extent 9820.00 sq.m (2.43 Acre) .– Layout Planning Permission issued – Forwarded for further action - Reg.

Ref : 1. Applicant Thiru.V.Selvamayandi through online application No. IC63RZ7Q, dated.01.08.2024.
1. District Town and country planning Office, Tirunelveli District Letter No. IC63RZ7Q /2024 (Road pattern issued on 19.09.2024).
2. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
3. Applicant Thiru.V.Selvamayandi Letter, Dated:10.10.2024. (Gift deed document No.6521/2024 , dated:04.10.2024).
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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:22.10.2024 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
13. Applicant Thiru.V.Selvamayandi letter, Dated:05.11.2024 (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.126, dated.31.07.2024.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District ,Tirunelveli Local
Planning Authority , Palayamkottai Taluk/Panchayat Union, Keelanatham Panchayat/Village, Survey No.245/1A1

and 245/2A1with an site extent 9820.00
sq.m .(2.43 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 District on 19.09.2024. Further the applicant Thiru.V.Selvamayandi has through gift deed the layout road, road splay spaces
areas has been handed over to the local body vide document No:6521/2024 , dated:04.10.2024.

Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/86/2024 and Planning Permission
No.P.P/L.P/TLPA No.SWP/121/2024 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 15th 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 12th 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 7th cited, 9th 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 10th cited and 11th 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	14730	01/08/2024
2	OSR Fee	1284160	10/10/2024
3	Centage Charges	13500.00	04/11/2024
4	Development Charges	19640.00	04/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18000.00	04/11/2024

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location: Tirunelveli
Date:2024.11.07 18:05:17



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