Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. AWC19IS9/2025/2025/TCP Date : 06/08/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The President,
Nochikulam Village Panchayat,
Tirunelveli District.

2. Thiru.M.Selvaraj,
Sir/ Madam, No:282/469A, Kamarajar Salai, North Malaiyadi Petty,
Rajapalayam,
Viruthunagar - 626117.

Sub : Residential layout - District Town and Country planning office - Tirunelveli District - Tirunelveli Local Planning Authority – Palayamkottai Taluk/Panchayat Union – Nochikulam Village Panchayat – Parpakulam Village - S.F.No.47/14 with site extent of 5177.00sq.m.(1.27 Acre) – Convertion of Community Hall Purpose site in the Approved Layout No.39/1987 into Residential Layout - Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.M.Selvaraj through online application No.AWC19IS9/2025, Dated.10.06.2025.
2. District Town and country planning Office, Tirunelveli District letter No. AWC19IS9/2025 (Road pattern issued on 24.07.2025).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Thiru.M.Selvaraj letter, Dated:30.07.2025 (Gift deed document No.2556/2025 and 2557/2025, dated:29.07.2025).
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.30.07.2025 (Requiring payment of Development Charges, Centage Charges, Subdivision Charges and Flag Day Fund).
13. Applicant Thiru.M.Selvaraj payment paid on 31.07.2025 (Payment of Development Charges, Centage Charges, Subdivision Charges 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.106, dated.27.06.2025.
17. Circular from the Director of Town and Country Planning, Roc.No.16939/2024/TCP - 12,Dated: 09.07.2025.
18. Resolution of the Nochikulam Village Panchayat No.106,dated.16.03.2023.

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, Nochikulam Village Panchayat, Parpakulam Village - S.F.No.47/14 with site extent of 5177.00sq.m.(1.27 Acre) after Convertion of
the Community Hall Purpose site in the Approved Layout No.39/1987 into Residential Layout.

Community Hall purpose site the layout details is given below:
The layout is approved vide No:L.P/R (T.K) NO: 39/87 DATED: 24.04.1987
Total Extent Of Layout - 300885.00 Sq.Mt
Area Allocated Public Purpose Usage:

1) Park	-	21758.00 Sq.Mt (7.23%)
2) Community Hall	-	5831.50 Sq.Mt
3) Children's School	-	3795.00 Sq.Mt 4.19%
4) Hospital	-	2970.00 Sq.Mt
Total Public Purpose allotted	-	34354.50 Sq.Mt (11.42%)
Required Public Purpose	-	30088.50 Sq.Mt (10.00%)

As per the Circular From The Director Of Town And Country Planning, Roc.No. 16939/2024/TCP Dated. 09.07.2025
Eligible/Available area for conversion After
mandatory retention of 10.0% Of Public Purpose - 4266.00 Sq.Mt (1.42%)
Proposed Layout Area(Community Hall) - 4235.50 Sq.Mt
Within the proposed community Hall area of 5177sq.m the portion of community Hall site area handed over to the local body as public purpose vide document
No.2556/2025 and 2557/2025, dated:29.07.2025 - 941.50 Sq.mt.
With reference to the 17st Cited letter the Director of Town and Country Planning, Roc.No.16939/2024/TCP - 12,Dated: 09.07.2025,Only the Community Hall
Purpose area of the Applicant, in excess of more than 10.00% of Public Purpose area has been converted into Residential layout in the approved layout
No.L.P.R/L(T.K).39/1987 and thus more than 10.00% of the total layout area is retained as public purpose.
Vide Tirunelveli Local Planning Authority, Resolution No.106, dated.27.06.2025, the resolution for conversion of community hall area in excess of total 10% of total
layout area is into residential layout obtained.
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 24.07.2025. Further the Applicant Thiru.M.Selvaraj has through gift deed the road, road splay and
public purpose areas have been handed over to the local body vide document No.2556/2025 and 2557/2025, dated:29.07.2025.
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/78/2025 and Planning Permission No.P.P/L.P/TLPA
No.SWP/113/2025 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 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 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 15th 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	7766	10/06/2025
2	OSR Fee		
3	Centage Charges	7200.00	31/07/2025
4	Development Charges	10354.00	31/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9600.00	31/07/2025

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Joint Director
Location:Tirunelveli
Date:2025.08.06 21:45:56