Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 1MBHOX64/2026/TCP Date : 22/04/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The President,
Therkku Valliyoor Village Panchayat,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning - Tirunelveli District - Radhapuram Taluk - Valliyur Panchayat Union - Therkku Valliyoor Village Panchayat - Therkku Valliyoor Part - 2 Village - S.F.No.8/1A and 8/3A - Extent of the site is 21450.00 sqm (or) 5.30 Acres - Technical clearance/Concurrence/Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.A.Sathik Ali, M.Alliyar and H.Rahumath Sabeeka Beham through online application No.1MBHOX64, dated.09.03.2026.
2. District Town and country planning Office, Tirunelveli District Letter No. 1MBHOX64(Road pattern issued on 08.04.2026).
3. Joint Director, Agriculture Department NOC Letter No.A4/1796/2026 dated.13.03.2026.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant Thiru.A.Sathik Ali, M.Alliyar and H.Rahumath Sabeeka Beham letter, dated:16.04.2026 (Gift deed document No.1353/2026 and 1354/2026 dated.11.04.2026).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.18, Municipal Administration and Water Supply Department, dated:04.02.2019, G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
10. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Demand raised for payment of Development charges, Display charges and Centage charges, respectively Dated:20.04.2026.
14. Payment of Development charges, Display charges and Centage Charges received from the Applicant respectively on.20.04.2026.
15. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 21450.00 sqm (or) 5.30 Acres in the land bearing S.F.No. 8/1A and 8/3A, Therkku Valliyoor Part - II Village of Therkku Valliyoor Panchayat of Valliyoor Panchayat Union of Radhapuram Taluk of Tirunelveli District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the Portion of land earmarked for roads, Public purposes meant for local Body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Development charges and Centage charges vide reference 14th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Residential Layout subject to the following conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above- mentioned layout and the number is assigned as L.P/TLPA No:SWP/40/2026

2.The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4.The applicant should hand over the land earmarked for road widening through registered gift deed to the local authority so as to give access to the adjoining land. The local authority shall take over the said land and only after ensuring said registered gift deed is made, final approval for the Subdivision layout may be processed.

5. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

6.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collab land website.

7.The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Condition:

1.This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2.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 the 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 as envisaged under the directions issued by the Government Order vide references 7th, 8th and 9th cited above.

3.The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4.As envisaged under 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 to comply the said provisions.
5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges- 227 Non-Taxation fees - 09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent : 21450.00 sqm (or) 5.30 Acre
No of Plots : 111 Nos
Gifted over to Local Body:
Road Portion: 14896.55 Sq.m,
Public Purpose : 82.22sq.m(0.55%),
Park Area:1515.11(10.17%)
TANGEDCO:82.36sq.m(0.55%),

Copy To.
1.Thiru.A.Sathik Ali M.Alliyar H.Rahumath Sabeeka Beham,
1/40, Pallivasal Street, Puthumanai,
Chettikulam, Tirunelveli-627120.
2.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133,G-Block,I Avenue,
Anna Nagar(East),Chennai - 600 102.
Email ID:Contact.tnrera@tn.gov.
3.The Assistant Director,
Department of survey and land Records,
Tirunelveli District.
4.Sub Register,
Valliyoor,
Tirunelveli District.
5.The Tahsildhar,
Radhapuram Taluk,
Tirunelveli District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	32175	09/03/2026
2	OSR Fee		
3	Centage Charges	35100.00	20/04/2026
4	Development Charges	42900.00	20/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	46800.00	20/04/2026

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

Enclosure

1.Layout original map and Condition – 2 set

Tirunelveli District.

Signature valid

Signed by: Joint Director
Location:Tirunelveli
Date:2026.04.22 13:32:29