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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 77YULZC4/2024/TCP Date : 20/12/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

2. Thiru.M.Sheik sindha Mathar(POA),Abdul Kareem(POA),Sheik Sulaiman(owner),Paul Mohamed Meeran (owner),
240A/4, 39th STREET,
RAHMATHNAGAR EAST SIDE,
PALAYAMKOTTAI ,
TIRUNELVELI - 627002,

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country planning office-Tirunelveli District - Tirunelveli LPA - Tirunelveli city municipal Corporation - Palayamkottai Taluk - Melapalayam ward - Melapalayam village - Melapalayam Detailed Development Plan - 6, Old S.F.No.44/1A2C Part– New ward-AR, Block - 19, TS No.14/2 and 14/68, area of site 1200.00 sq.m.(0.30Acre) - Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.M.Sheik Sintha Mathar POA through online application No: 77YULZC4/2024, dated:06.11.2024.
2. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 dated: 24.12.2020 .
3. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. 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.
5. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
6. G.O.181, Housing and Urban Development Department, dated: 09.12.2020 .
7. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
8. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, dated: 08.09.2017.
9. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, dated: 07.01.2022.
10. Demand payment Request Letter through online, Dated:18.12.2024 (Requiring payment of Centage Fee, Development Charges and Flag day fund).
11. Applicants Thiru.M.Sheik Sintha Mathar POA and Others amount paid through online letter, dated:19.12.2024(Payment paid of Centage Fee,
Development Charges and Flag day fund).
12. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, dated: 14.10.2019.
13. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
14. Tirunelveli Local Planning Authority, Resolution No.160, dated.06.12.2024

With reference to the 1st Cited letter, applicant's have requested for the approval of Residential Subdivision in Tirunelveli District, Tirunelveli LPA ,
Tirunelveli city municipal Corporation, Palayamkottai Taluk, Melapalayam ward, Melapalayam village, Melapalayam Detailed Development Plan - 6, Old
S.F.No.44/1A2C Part, New ward-AR, Block - 19, TS No.14/2 and 14/68, area of site 1200.00 sq.m.(0.30Acre). Further the applicants Thiru.M.Sheik Sintha
Mathar POA and Others letter dated 06.11.2024 details has been received that no new roads have been proposed for the residential subdivision therefore

it is requested to consider the existing roads and grant permission for residential subdivision.
Conditions:
1.Based on the above, the Subdivision has been approved and approval number is issued as L.P/TLPA No:SWP/105/2024 and PP/LP/TLPA NO:
SWP/149/2024 and enclosed with 2 set of original maps has been forwarded with it for further action.
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 9th 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 4th cited, 6th cited and 13th 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 7th cited and 8th 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	1800	06/11/2024
2	OSR Fee		
3	Centage Charges	2400.00	19/12/2024
4	Development Charges	2400.00	19/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4800.00	19/12/2024

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set



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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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