

PP

APPROVAL RECORD

Planning Permission

Chathiramputhukulam, Tirunelveli taluk
Tirunelveli district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 1ZHRRFRM

/ 2022 / TCP

Date : 07/03/2023

From:

Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

Thiru.Sheik Mohammed (Power Agent),
Thiru. Syed Ibrahim,
Thiru.Peer Mohamed Khaja,
Plot no:45, Nethaji Road ,Next to Rose School,
Amuthaabeet , Melapalayam ,Tirunelveli-627 005

Sir/ Madam,

Sub : Residential Layout - District Joint Director of town and country planning, Tirunelveli District, Tirunelveli Taluk / Corporation, Tirunelveli Local Planning Authority, Thatchanallur Ward, Chathiramputhukulam Village, Ward –A, Block-16, T.S.No- 7/3, 7/4 (Old S.F.Nos- 1010/20, 1010/25- extent of 20196 Sqm (4.99 acre) – Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. S SHEIK MOHAMMED and Two others online application no 1ZHRRFRM, Dated:04.01.2023
2.District Town and country planning Office / Tirunelveli Local Planning Authority, Tirunelveli District Letter No. 1ZHRRFRM, dated: 17.01.2023 and 17.02.2023.(Road pattern issued on dated:24.02.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicants Mr. S SHEIK MOHAMMED and Two others Letter, Dated: 03.03.2023.(Gift deed document no. 375/2023, dated:01.03.2023).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, 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 / Nov 4 (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: 06.03.2023 (requiring payment of Centage Fee, and Development Charges).
13. Applicants Mr. S SHEIK MOHAMMED and Two others Letter, Dated: 07.03.2023.(Payment of Centage Fee, and Development Charges).
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.The Executive Engineer(Planning), Tirunelveli City Municipal Corporation Letter no GP1/931/2023, Dated- 16.02.2023

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Tirunelveli Taluk / Corporation, Tirunelveli Local Planning Authority, Thatchanallur Ward, Chathiramputhukulam Village, Ward –A, Block-16, T.S.No- 7/3, 7/4 (Old S.F.Nos- 1010/20, 1010/25- extent of 20196 Sqm (4.99 acre) forwarded to Tirunelveli District Joint Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 24.02.2023. Further the applicants Mr. S SHEIK MOHAMMED and Two others has gift deed the road and road splay areas has been handed over to the Tirunelveli Corporation local body vide gift deed document no.375/2022 on 01.03.2023. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as PP/TL.P/TLPA NO: SWP/16/2023 and L.P/TLPA NO: 08/2023 and enclosed with 2 set of original maps and gift deeded documents 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 6th cited, 8th cited and 17th 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.

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, road spaly, localbody area and TANGEDCO areas S.F.No sub-division in favour concern local body.

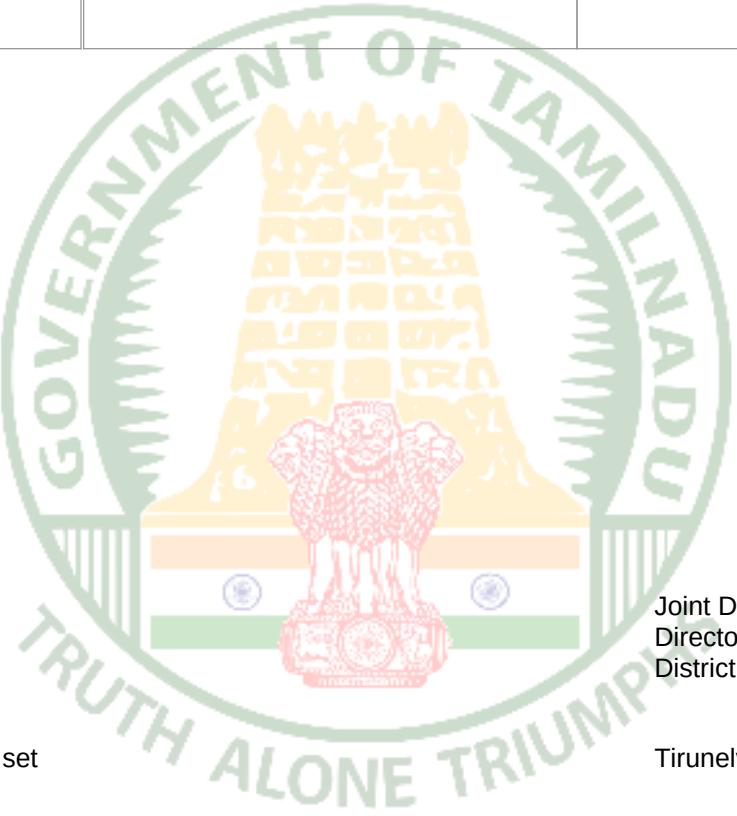
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, 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 dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

5. Vide reference 18th cited of the Executive Engineer (Planning), Tirunelveli City Municipal Corporation Letter no GP1/931/2023, Dated- 16.02.2023 it is stated that the Burial ground exists at a distance of 35.80m on the South of T.S.No.7/4 in the South – North direction and thereafter at a distance of 10.10m on the East-West direction in T.S.No-9/1. Accordingly, appropriate buffer zone in the form of Park is provided in the Layout.

6.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	30294	04/01/2023
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Tirunelveli District.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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RERA register



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Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

