

PP

APPROVAL RECORD

Planning Permission

Erode, Radhapuram taluk
Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
6470.00Sq.m

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. S8B5T2MW /2023/TCP /2024/TCP

Date : 03/07/2024

From:

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

To :

2. Thiru.K. Nambirajan,
369, North main road,
Vadakku valliyoor,
Radapuram Taluk,
Tirunelveli District – 627 117.

Sir/ Madam,

Sub : Sub: Residential Layout – District Town and Country planning - Tirunelveli District – RadhapuramTaluk/ panchayat union – Therkkukallikulam panchayat /Village - S.No.178/1B, Site Extent 6470.00Sq.m.(1.60Acre)- objection received regarding subdivision – order issued -proceedings of the Appellate Authority and sub collector - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.K.Nambirajan online applicationno.S8B5T2MW/2023/TCP, Dated: 25.11.2023.
2. The Joint Director, District Town and country planning Office, Tirunelveli District Letter No: S8B5T2MW /2023/TCP (Road pattern issued on dated: 04.01.2024).
3. Circular from the Director of Town and Country Planning, Roc.No19799/2020, Dated: 24.12.2020.
4. Applicant Thiru. K.Nambirajan, Dated: 16.01.2024 (Gift deed document no:181/2024 Dated: 12.01.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13. Demand payment Request Letter, Dated:04.01.2024 and 18.01.2024 (OSR Fee, Centage Fee, Development Charges and Flag Day Fund).
14. Applicants Thiru. K.Nambirajan, Dated:16.01.2024 & 02.07.2024 (payment of OSR Fee, Centage Fee, Development Charges and Flag Day Fund).
15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director(Agriculture), Tirunelveli District, Office letter no: Ne2/7993/2023 Date:09.11.2023.
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
18. Petition received from Thiru.A.Antony joseph Dated. 31.10.2023, 19.01.2024,24.01.2024 and 19.02.2024
19. Government Pleader Thiru.R.Shankar, pleader/standing counsel for Tirunelveli municipal corporation Tirunelveli, Opinion dated.20.03.2024
20. The Applicant Thiru.K.Nambirajan letter dated.31.01.2024 and 02.07.2024.
21. proceedings of Appellate officer and sub collector cheranmahadevi,letter No.pa.mu.A3/c.pa.No132(267)/2024,dated.01.07.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Radhapuram Taluk/ panchayat union, Therkkukallikulam panchayat /Village,S.No.178/1B, Site Extent 6470.00Sq.m.(1.60Acre) 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 04.01.2024 Further the applicants Thiru. K.Nambirajan has through gift deed the road & road splay areas has been handed over to the local body and TANGEDCO gift deed no.181/2024,dated: 12.01.2024.

There after the petitioner Thiru.A.Antony joseph has submitted an application to the Town planning office Tirunelveli requesting not to issue layout approval in SF no.178/1B of Therkkukallikulam village measuring 1.60 acre, stating that the subdivision boundary is not proper and action is being taken

to cancel the individual patta already issued and the petition is pending before the sub collector,cheranmahadevi vide reference 19 cited the Government pleader opined that , It is seen from the field map plan that the SF.NO.178,was subdivided as S.No178/1 and

178/2,on 25.01.2012,vide proceedings No.T.K.8A/566/1421.The patta bearing No.1623,for the said SF No.178/2,has also been issued in favour of said

Antony Joseph. As per the Field map plan, the said SF No.178/2 is situated on the north of the schedule mentioned above. So, it clearly shows that the said 32cents is situated on the north of the schedule mentioned in this opinion and the same was subdivided 12 years back. After expiry of 12 year from the period of subdivision the after mentioned petition have been submitted by the above named Antony Joseph. Hence, the said petitions are highly belated and his claim is only stale claim.

Opinion:

After perusing the above said documents. I am opinion of that the above named K.Nambirajan, son of N.krishnan is having clear, valid, lawful, and marketable title over the schedule mentioned property.

vide reference 21 cited the appellate officer and the Sub collector cheranmahadevi rejected the petition of Thiru.A.Antony joseph (specified in reference

No.18) regarding the cancellation of subdivision issued in SF.No-178/2 of Therkkukallikulam village based on the report of the Tahsildhar, Radapuram

that in the village map ,the four side measurements of SF.No-178/1A,178/1B,178/2 based on the subdivision documents records are correct.

Further, if the petitioner is willing to go for appeal against this order, the petitioner may send appeal to the DRO Tirunelveli within 90days from the date

of receipt of this order and this order was pronounced on 01.07.2024

Based on the above the Residential Layout has been approved and approval number is issued asL.P/TVLD No:SWP/47/2024 with below 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 9th 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 as per Condition

no.9 (b).

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 Tahsildar to update in Tamilnilam website

Special.

Conditions.

1. (a)With reference to the 7th cited, 9th 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.

(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 concerned local body must issue the final approval After transfer of earmarked road, Park

area, local body area, TANGEDCO area S.F.No., sub-division in favour concerned 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Planned area rule- 3 it has been requested to collect

Rs.1000 as scrutiny fee for each plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation charges,

before issuing the final approval

Head of Account:

0217 Urban Development –

60 Other Urban Development Schemes –

800 Other Receipts –

AS Receipts under Land Use Conversion Charges-

27 Non Taxation fees –

09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14/CB dated: 04.07.2014 states 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.

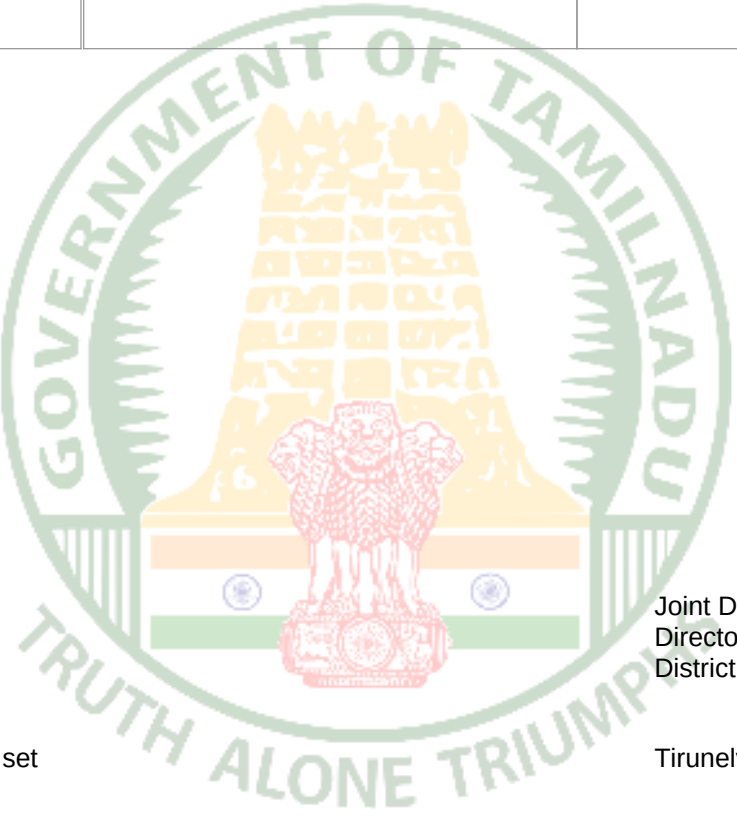
Also, if anyone else dispute/arises individual rights over it, they can settle it before the appropriate competent court. The

Directorate of Town and Country

Planning Department is not the right organization to decide this".

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	9705	25/11/2023
2	OSR Fee	24046	16/01/2024
3	Centage Charges	8100.00	02/07/2024
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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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

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

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.

