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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 5ECJNCKD/2025/TCP Date : 12/04/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Executive Officer,
Panagudi Town Panchayat,
Tirunelveli District.

2. MR. Antony Jesu Agin And Mr. Jesu Micheal Nithin,
S/O Joseph Edison,
1/31, Mary Fathima Street,
Panakudi, Radhapuram,
Tirunelveli - 627 100.

Sir/ Madam,

Sub : Sub: Residential Layout – District Town and Country Planning - Tirunelveli District - Radhapuram Taluk - Panagudi Town Panchayat - Panagudi part - 2 village, S.F.No.1449/1A,1450/1A Site extent 9544.00.00Sq.m. (2.355 Acre) – Layout Technical clearance issued – Forwarded for further action - Reg.

Ref : 1. Applicant Thiru. Antony Jesu Agin And Mr. Jesu Micheal Nithin through online application No. 5ECJNCKD, Dated:05.02.2025.
2. District Town and country planning Office, Tirunelveli District Letter No. 5ECJNCKD (Road pattern issued on 26.03.2025).
3. Joint Director Agriculture department, Letter No.ep2/546/2025>Dated:28.01.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru. Antony Jesu Agin And Mr.Jesu Micheal Nithin Letter, Dated:08.04.2025.(Gift deed document no.1405/2025 and 1406/2025,
dated:07.04.2025).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request Letter, Dated:09.04.2025 (Requiring payment of Centage Fee and Flag Day Fund).
15. Applicant Thiru. Antony Jesu Agin And Mr.Jesu Micheal Nithin Letter, Dated:10.04.2025. (Payment of Centage Fee and Fee and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District - Radhapuram Taluk - Panagudi
Town Panchayat - Panagudi part - 2 village, S.F.No.1449/1A,1450/1A Site extent 9544.00.00Sq.m. (2.355 Acre)
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 26.03.2025. Further the applicant Thiru. Antony Jesu Agin And Mr.Jesu Micheal Nithin has through gift deed the road, road
splay and public purpose areas has been handed over to the local body vide document No: 1405/2025 and 1406/2025, dated:07.04.2025 and in lieu of
providing the OSR,a sum of Rs.6,21,650 /- is paid on 08.04.2025 through online.
Hence, the residential layout has been approved and approved number is issued as L.P/TVLD No:SWP/35/2025 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 8, 10, and 17th 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 13th 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 8th, 10th 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 11th cited and 12th 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. 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-
on Taxation fees –
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	14316	05/02/2025
2	OSR Fee	621650	08/04/2025
3	Centage Charges	13800.00	10/04/2025
4	Development Charges	19088.00	10/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18400.00	10/04/2025

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 valid

Signed by: Joint Director
Location:Tirunelveli
Date:2025.04.12 16:25:10



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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