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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. MTEALC1X/2025./2025/TCP Date : 16/06/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The President,
Pettai Rural Village Panchayat,
Tirunelveli District.

2. Thiru.S.Muthuraj ,S.Sheik Mohamed Ali and S.Alla Pakas,
Sir/ Madam, 94D/6, Kodeeswaran Nagar,Pettai,
Tirunelveli Town,
Tirunelveli.

Sub : Sub: Residential Layout – District Town and Country Planning - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli Taluk - Manur Panchayat Union - Pettai Rural Village panchayat / Pettai - I village, Pettai Rural Detailed Development Plan - 2 - S.No.189/1B1B1 site extent of 678.00Sq.m.(16.75 Cent)– Layout Planning Permission - issued – Forwarded for further action - Reg.

Ref : 1. Applicant Thiru.S.Muthuraj, S.Sheik Mohamed Ali and S.Alla Pakas through online application No. MTEALC1X/2025, Dated:18.02.2025.
2. District Town and country planning Office, Tirunelveli District Letter No. MTEALC1X/2025 (Road pattern issued on 05.03.2025).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
3. Applicant Thiru.S.Muthuraj ,S.Sheik Mohamed Ali and S.Alla Pakas,Letter Dated:05.03.2024 and e.f.vz;:1767/2025(Gift deed document No.1376/2025
dated.10.03.2025, 3251/2025 and 3252/2025 dated:16.06.2025).
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5. 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.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Applicant Thiru.S.Muthuraj ,S.Sheik Mohamed Ali and S.Alla Pakas OSR amount paid on 21.05.2025 through online.
12. Demand Payment Request Letter, Dated:28.05.2025 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
13. Applicant Thiru.S.Muthuraj ,S.Sheik Mohamed Ali and S.Alla Pakas Letter, Dated:03.06.2025. (Payment of Development Charges, Centage Fee and Fee and
Flag Day Fund).
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. Tirunelveli Local Planning Authority, Resolution No.61, dated.30.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli Local Planning
Authority, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation Tirunelveli Taluk, Manur Panchayat Union, Pettai Rural Village
panchayat / Pettai - I village, Pettai Rural Detailed Development Plan - 2 S.No.189/1B1B1 site extent of 678.00Sq.m.(16.75 Cent).

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 Local Planning Authority, Tirunelveli District on 05.03.2025. Further the applicant Thiru.S.Muthuraj ,S.Sheik Mohamed Ali and S.Alla
Pakas has through gift deed the road and road splay have been handed over to the local body and Public Purpose site ”A” and Public Purpose “B” has been
handed over to the local body and TANGEDCO respectively vide document No. 1376/2025 dated.10.03.2025, 3251/2025 and 3252/2025 dated:16.06.2025
and in lieu of providing the OSR,a sum of Rs.3,92,638 /- is paid on 21.05.2025 through online.
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/48/2025 and Planning Permission No.P.P/L.P/TLPA
No.SWP/86/2025 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 5th 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.
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 10th 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 7th cited, 5th cited and 15th 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 8th cited and 9th 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	1017	18/02/2025
2	OSR Fee	392638	21/05/2025
3	Centage Charges	1200.00	03/06/2025
4	Development Charges	1356.00	03/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1600.00	03/06/2025

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:2025.06.16 19:40:15

THE LANDLENS SUITE

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.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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

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

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

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

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

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

Verified RealEstate™

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

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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.