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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. VI3YYE2N/2025/TCP/2025/TCP Date : 21/02/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Ramayanpatti Village Panchayat,
Tirunelveli District.

2.Tr. Mehalingam and Tmt.Kala,
Sir/ Madam,10/3 Anandha Vilas ,
N G O A Colony,
Palayamkottai,
Tirunelveli.

Sub : Layout - DTCP - S.No. 109/1, 109/2, 110/1, 110/2, 110/3, 110/4A, 110/4B, 110/5, 110/6, 111/1A, 111/1B, 118/3, 119/1, 119/2, 119/3, 120/1, 120/2, 120/3, 120/4, 120/5 & 121/1 - Ramayanpatty Panchayat / Village - Palayamkottai Panchayat Union - Tirunelveli Taluk - Tirunelveli District - site extent of 29050.00sq.m (7.18 Acre) - Layout approval reg.

Ref :
1. Applicant Tr. Mehalingam and Tmt.Kala through online application No. VI3YYE2N/2025. Dated: 05.09.2024
2. Member Secretary /Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. VI3YYE2N/2025, Road pattern
issued on :15.02.2025.
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
3. Applicant Tr. Mehalingam and Tmt.Kala Letter, Dated:18.02.2025 (Gift deed document No.655/2025, dated: 18.02.2025).
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. Demand Payment Request Letter, Dated:20.02.2025 (Requiring payment of Development Charges, Centage Fee and Flag Day Fund).
12. Applicant Tr. Mehalingam and Tmt.Kala Letter, Dated:14.02.2025. (Payment of Development Charges, Centage Fee and Fee and Flag Day Fund).
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
14. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15. Tirunelveli Local Planning Authority, Resolution No.08, dated.30.01.2025.
16. G.O.(2D) No.50, Housing and Urban Development Department (UD4(C.L.V.1)), Dated: 06.02.2025
17. Tamilnadu Government Gazette No.7, Part VI section 1/96/2025, Date.19.02.2025
(Page No.87)

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With reference to the 1st Cited letter,The applicants have requested for the approval of Residential Layout in Tirunelveli District, Tirunelveli Local Planning
Authority, Tirunelveli Taluk, Palayamkottai Panchayat Union - Ramayanpatty Panchayat / Village - S.F.No. 109/1, 109/2, 110/1, 110/2, 110/3, 110/4A,
110/4B, 110/5, 110/6, 111/1A, 111/1B, 118/3, 119/1, 119/2, 119/3, 120/1, 120/2, 120/3, 120/4, 120/5 & 121/1, – site extent of 29050.00sq.m (7.18 Acre)

Since the Comprising S.F.Nos in the above site is classified as Agricultural Use Zone in the Reconsented Tirunelveli Master Plan, the Reclassification
order into Residential Use Zone is issued vide G.O reference 16th cited subject to conditions and published in the TNGG vide reference 17th cited.

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 15.02.2025 Further the applicant Tr. Mehalingam and Tmt.Kala has through
gift deed the road and road splay have been handed over to the local body vide document No. 655/2025 dated:18.02.2025.
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No:SWP/13/2025 and Planning Permission No.P.P/L.P/TLPA
No.SWP/25/2025 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

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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:
6. As per G.O cited in 16th it is requested to follow the Procedures
" I). The Appropriate Procedures should be followed for the development work to be carried out due to the presence of the Stream / Water Bodies in
S.F.No.105 on the southern boundary and watercourse on the northern boundary of the layout.
II). The existing old building in the proposed layout should be demolished and removed as per the applicant's affidavit and also proper planning
permission should be obtained for the small temple (5mX3m) situated in the proposed site.
III) The development works shall be carried out in accordance with TNCDBR - 2019 Rules

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	43575	17/09/2024
2	OSR Fee		
3	Centage Charges	38400.00	20/02/2025
4	Development Charges	58100.00	20/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	51200.00	20/02/2025

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:2025.02.21 21:48:19



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