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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 4HA8X8XD/2024/TCP

Date : 23/11/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Executive Officer,,
Panagudi Town Panchayat,
Tirunelveli District..
2.R.M.S.T SILUVAIKUMAR,
2,ST JOSEPH STREET,
PANAGUDI,
Radhapuram,
TIRUNELVELI - 627109.

Sir/ Madam,

Sub : Sub: Residential Layout – District Town and Country planning - Tirunelveli District - Radhapuram Taluk - panagudi Town Panchayat - Panagudi village part - 2 - R.S.No. 28/1C4B,10A,29/1A1B1- Site Extent 14599.00sq.m.(3.60Acre) – Layout Technical clearance issued – Forwarded for further action - Reg.

Ref : 1. Applicants Thiru. R.M.S.T SILUVAIKUMAR,through online application No. 4HA8X8XD, Dated: 02.10.2024.
2. Joint Director, District Town and country planning Office, Tirunelveli District online Letter No4HA8X8XD Road pattern issued on :11.11.2024.
3. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
4. Joint Director(Agriculture), Tirunelveli District, Office letter no: Ne2/5399/2024 Date:25.09.2024.
5. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 dated: 24.12.2020 .
6. Applicants Thiru. R.M.S.T SILUVAIKUMAR letter through online, Dated: 20 .11.2024 (Gift deed document No. 4117/2024 , 4118/2024
,dated:14.11.2024 and 4184/2024,dated:19.11.2024).
7. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
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 through online, Dated:20.11.2024 (Requiring payment of Centage Fee and Development Charges).
15. Applicants Thiru. R.M.S.T. SILUVAIKUMAR payment paid through online letter, dated:21.11.2024 (Payment paid of Centage Fee and Development
Charges).
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.
18. Executive Officer,panagudi Town panchayat ,Road Certificate letter.Na.Ka.NO:398/2024.dated:02.07.2024.
19. G.O.01,Houseing and Urban Development (UD4(1))department.dated:02.01.2023.
20. TANGEDCO Letter No:454/2023-2024:dated:09.11.2024.(Junior Engineer, TANGEDCO Distribution, Panagudi. dated:09.11.2024)

With reference to the 1st Cited letter, applicant's have requested for the approval of Residential layout in Tirunelveli District, Radhapuram Taluk , panagudi

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Town Panchayat, Panagudi village part - 2 - R.S.No. 28/1C4B,10A,29/1A1B1- Site Extent 14599.00sq.m.(3.60Acre)
During Site Inspection It is Observed that Wind Electricity Generator/Wind Mill is located on both the western and eastern boundary of the site at some
distance ,Hence the No Objection certificate/Details regarding the Wind Electricity Generator/Wind Mill such as height of the Tower and Diameter of the
blade/leaf is obtained from the Junior Engineer TANGEDCO Distribution, Panagudi,vide latter dated:09.11.2024.
Accordingly appropriate set back/Distance as per G.O.01, Housing and Urban Development (UD4(1))department.dated:02.01.2023 is provided in this
residential layout and also shown in the residential layout plan.
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 11.11.2024. Further the applicants Thiru.R.M.S.T. SILUVAIKUMAR, has through gift deed
the road, road splay and public purpose areas has been handed over to the local body vide document No: 4117/2024,4118/2024,dated:14.11.2024 and
4184/2024,dated:19.11.2024.
Hence, the residential layout has been approved and approved number is issued as L.P/TLPA No:SWP/94/2024 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 8th 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 cited, 10th 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 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,

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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 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.
6. With reference 18th cited letter, Plot Approval is given based on the certificate issued by Local Body for the plot formation way.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	21899	02/10/2024
2	OSR Fee		
3	Centage Charges	24000.00	21/11/2024
4	Development Charges	29198.00	21/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	32000.00	21/11/2024

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:2024.11.23 13:44:19

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our services doesn't just end there

Buying & Selling Services

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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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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