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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. XDT07HXA /2025/2025/TCP Date : 07/03/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Special Officer,
Beemanagari Village Panchayat,
Beemanagari,
Kanyakumari District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town And Country Planning-Kanyakumari District- The proposal for Residential Layout (with an extent of – 5710.00 Sq.M(1.4109 acres) in R.S.No:-341/3A of Thiruppathisaram Village –Beemanagari Village Panchayat-Nagercoil Local Planning Area-Thovalai Taluk-Kanyakumari District- Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 . Applicants: Thiru.G.Viswanathan,Thiru.G.Venkatraman,G.Subha Ganapathy Online Application No: XDT07HXA /2025, dated: 02.01.2025.

2. District Town and country planning Office, Kanyakumari District Letter No. XDT07HXA, (Road pattern issued on dated: 22.02.2025).

3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.

4. Applicants: Thiru.G.Viswanathan,Thiru.G.Venkatraman,G.Subha Ganapathy, Letter, Dated: 05.03.2025. (Gift deed document No: 600/2025 & 601/2025, dated: 03.03.2025).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6 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.

7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated : 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

12. The Executive Engineer,Water Resource Department,Nagercoil letter No:Va4/Paa-1-6/374/M/2022,Dated:03.06.2022.

13. Block Developement Officer,Thovalai Letter No:A8/3267/2023,Dated:-13.01.2025.

14. Assistant Engineer, Water Resource Department,Nagercoil letter No:35/121/2024,Dated:04.07.2024.

14. Demand payment Request Letter, Dated: 22.02.2025 & 06.03.2025(requiring Payment of OSR Charges & Centage charges , Development charges and Sub division charges).

15. Applicants , Thiru.G.Viswanathan,Thiru.G.Venkatraman,G.Subha Ganapathy, Dated: 05.03.2025 & 06.03.2025 (Payment of OSR Charges & Centage charges , Development charges and Sub division charges).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

17. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, applicants have requested for approval of the proposed Residential Layout (with an extent of – 5710.00 Sq.M(1.4109 acres) in R.S.No:-341/3A of Thiruppathisaram Village –Beemanagari Village Panchayat- Nagercoil Local Planning Area-Thovalai Taluk-Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary on 22.02.2025. Further the Applicants. Thiru.G.Viswanathan, Thiru.G.Venkatraman,G.Subha Ganapathy, has through gift deed the road, road splay and public purpose area has been handed over to the local body on 03.03.2025. Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved and approval number is issued as SWP/LP/NLPA No: 08 /2025, Dated: 07.03.2025 and Planning Permission No: 12/2025 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

Special Conditions
1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
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, park 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 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, 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 Directorate of Town and Country Planning 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 for 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.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1. Thiru.G.Viswanathan,Thiru.G.Venkatraman,G.Subha Ganapathy
   Jawahar Street,
   Ramavarmapuram,Ramapuram,
   Kanniyakumari-629 001.

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8565	02/01/2025
2	OSR Fee	106394	05/03/2025
3	Centage Charges	7200.00	06/03/2025
4	Development Charges	11420.00	06/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9600.00	06/03/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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