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Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. TSA4X3RF/2024/2024/TCP Date : 13/06/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

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

2. Tmt.M.Kalyani,
Sir/ Madam, 136D, Pulithevar Nagar,
Sankarnagar,
Tirunelveli 627 357.

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning –- Tirunelveli District - Tirunelveli Taluk - Naranammalpuram Town Panchayat & Village - S.F.No: 372/15 - extent 2832.78 sqm (0.70 Acre) - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Tmt.M.Kalyani, online letter no. TSA4X3RF/2024 dated: 01.03.2024.
2.District Town and country planning Office,Tirunelveli District Letter No: TSA4X3RF/2024 (Road pattern issued on dated: 03.04.2024).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicant Tmt.M.Kalyani, Letter, Dated: 06.06.2024 (Gift deed document no: 1766/2024 dated: 03.05.2024)
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.Demand payment Request Letter, Dated. 03.04.2027 & 08.06.2024 (requiring payment of Osr Fee, Centage Fee, and Development Fee, Flag Day Fund).
13.Applicant Tmt.M.Kalyani, Letter, Dated: 06.06.2024 & 11.06.2024 (Payment of Osr fee, Centage Fee, and Flag Development Fee, Flag Day Fund).
14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Tirunelveli Taluk,
Naranammalpuram Town Panchayat & Village, S.F.No: 372/15 - extent 2832.78 sqm (0.70 Acre)
In the 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 03.04.2024 Further the applicants Tmt.M.Kalyani has through gift deed the road, road splay and park areas has
been handed over to the local body vide gift deed document no 1766/2024 Date:03.05.2024 .Hence, this residential layout has been approved with
below conditions.

1. As per the condition, the layout has been approved and approved number is issued as L.P/TVL.DTCP -SWP/41/2024 and enclosed with 2 set of original
maps and gift deed 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 Thasildhar to update in Tamilnilam website

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, 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, park areas
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 arisesdispute 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:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4245	01/03/2024
2	OSR Fee	1654080	06/06/2024
3	Centage Charges	4800.00	11/06/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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 Not Verified

Signed by: Joint Director
Location:Tirunelveli
Date:2024.06.13 18:10:13



our services doesn't just end there

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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.

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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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