

Town and Country Planning Department(Planning Permission)

No.177/7, Kenikarai, Bank of Baroda II floor, Ramanathapuram



ROC No. UW1BMMZU/RAMANATHAPURAM/2025/TCP

Date : 28/02/2025

From:

Joint Director / Deputy Director / Assistant Director

No.177/7, Kenikarai, Bank of Baroda II floor, Ramanathapuram

To :

The Special Officer/The Block Development Officer(V.P)
Pattinamkathan Panchayat,
Mandapam Panchayat Union
Ramanathapuram Taluk,
Ramanathapuram District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning Ramanathapuram District, Ramanathapuram Taluk —, Mandapam Panchayat Union, Pattinamkathan Panchayat, Pattinamkathan Village -Survey no:494/2B3- Extent of 2376.00. Sqmt (58.70 Cent.)-Layout Approval - forwarded for further action - Reg.

Ref : 1.Applicant Mr.Mangalasamy, application no: UW1BMMZU, Dated: 10.02.2025

2.District Town and country planning Office, Ramanathapuram, District Letter No: UW1BMMZU /RAMANATHAPURAM/2024/TCP(Road pattern issued dated:21.02.2025

3. Joint Director, Agriculture department, Ramanathapuram District Letter No. THIBABI4/303/2025, Dated: 27.01.2025

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

5. Applicant Mr.Mangalasamy, letter, Dated: 21.02.2025(Gift deed document no:1540/2025, 1541/2025, , Dated: 25.02.2025)

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

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, 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 / Nov 4 (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, Dated: 28.02.2025(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicant. Mr.Mangalasamy, Dated:28.02.2025 (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

16.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 Office of the District Town and Country Planning Ramanathapuram District –,
Ramanathapuram Taluk –, Mandapam Panchayat Union, Pattinamkathan Panchayat, Pattinamkathan Village -Survey no:494/2B3- Extent of 2376.00. Sqmt (58.70 Cent,)- Layout Approval

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 21.02.2025. Further the applicant Mr.Mangalasamy has gift deed the road, road splay and public purpose areas has been handed over to the local body on 25.02.2025, hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/RAMANATHAPURAM/LAYOUT NO; 18/2025 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 6 conditions to this office immediately as per Condition no.9 (b).
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 Thasildhar to update in Tamil nilam website Special Conditions

Special Conditions

1.a) With reference to the 8th, 9th cited and 10th 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 applicant 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favor 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, 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-27 Non Taxation fees - 09
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 dispute arises 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.

Enclosure
Layout Original Map and Condition
Gift deed document no.1540/2025, dated: 25.02.2025

Copy to
Mr.Mangalasamy,
S/o.Karuppaiah
Door No-2/144
Achunthanvayal,
Ramanathapuram-623502

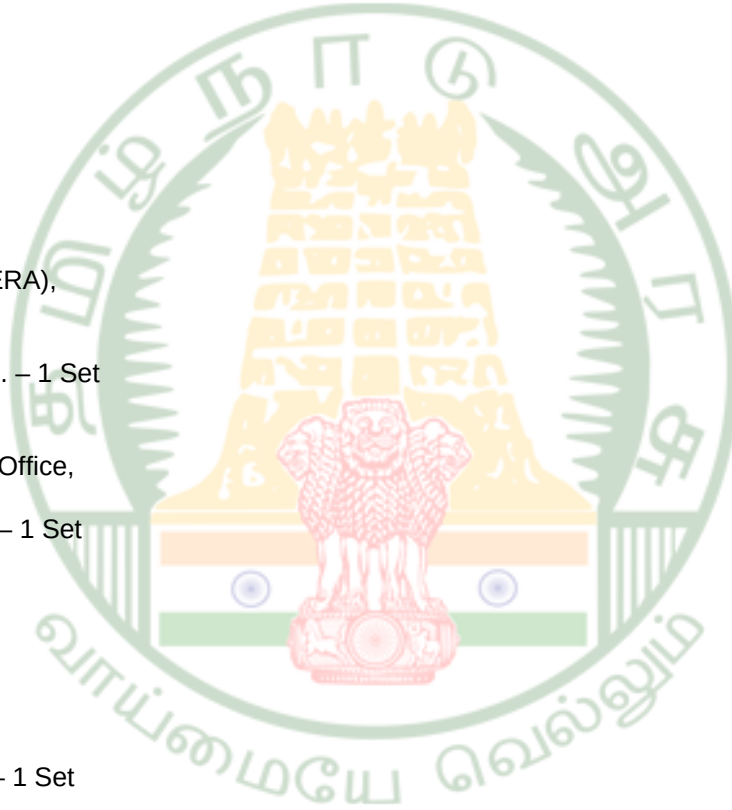
2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

3. Sub-Register,
Velipattinam Sub-Register Office,
Ramanathapuram Taluk,
Ramanathapuram District. – 1 Set

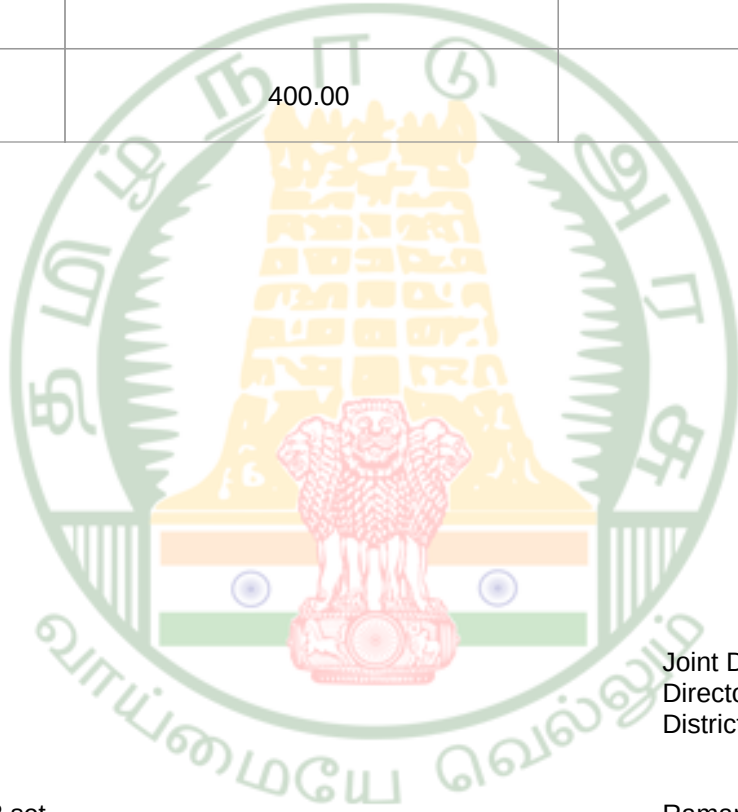
4. Assistant Director,
Survey & Land Records,
Ramanathapuram. – 1 Set

5. Tahsildar,
Ramanathapuram Taluk,
Ramanathapuram District. – 1 Set

6. The Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Ramanathapuram Electricity Distribution Circle,
Ramanathapuram District. – 1 Set and Gift deed document no. 1541/2025, dated: 25.02.2025



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3564	10/02/2025
2	OSR Fee	160566	27/02/2025
3	Centage Charges	300.00	28/02/2025
4	Development Charges	3564.00	28/02/2025
5	Display Board Charges	1500.00	28/02/2025
6	Satellite town charge		
7	Sub Division Charge	400.00	28/02/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Ramanathapuram District.