

Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818



ROC No. AYW2R07I/2024/TCP

Date : 16/11/2024

From:

Joint Director / Deputy Director / Assistant Director
No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

The President,
Mayamankuruchi Panchayat
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning office - Tenkasi District – Alangulam Taluk –Mayamankuruchi panchayat/ Village -Survey no - 301/1A1 - extent of 12499.00sqm (3.08 Acres) - Technical clearance issued - forwarded for further action - Reg.

- Ref :
- 1.Applicant Tmt.Chithambaraselvi Application No. AYW2R07I dated: 25.07.24
 - 2.District Town and country planning Office,Tenkasi District Letter No. AYW2R07I (Road pattern issued on dated: 15.08.2024).
 - 3.District forest officer and wildlife warden tirunelveli Letter C.No.8316/2023/D dated.05.12.2023
 - 4.Revenue Divisional Officer, Tenkasi Letter Mu.Mu.A1/5144/2024 Dated.05.02.2024
 - 5.Executive Engineer, Agri Engineering Department Tirunelveli Letter no.A1/4528/2023 Dated.06.12.2023
 6. The Assistant Director Mines Department, Tenkasi letter No.Omu.M1/15/2024 Dated.09.02.2024
 - 7.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
 - 8.Applicant Tmt.Chithambaraselvi online Application No. AYW2R07I Letter, Dated:29.10.2024 and 13.11.2024(Gift deed and rectification deed document no.6508/2024 and 6833/2024 dated: 28.10.2024 and 11.11.2024).
 - 9.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
 - 10.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 11.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.
 - 12.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
 - 13.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
 - 14.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

17.Demand payment Request Letter YW2R07I Dated:13.11.2024(requiring payment of Centage Fee, Sub division Fee and Flag Day Fund).

18.Applicant Tmt.Chithamabaraselvi ,online application No. YW2R07I Letter, Dated: 15.11.2024(Payment of Centage Fee, Sub division Fee and Flag Day Fund).

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

20.Joint Director Agricultural department Tenkasi Letter No.Ni4/2316/2024 dated.23.03.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Tenkasi District, Alangulam Taluk,

Mayamankuruchi panchayat/ Village -Survey no - 301/1A1 - extent of 12499.00sqm (3.08 Acres) -

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District office on 15.08.2024.

Further the Applicant Tmt.Chithamabaraselvi has gift deed and Rectification Deed the road, road, splay areas, Public Purpose and park to the local body

through Gift deed and rectification deed document no.6508/2024 and 6833/2024 dated: 28.10.2024 and 11.11.2024

. 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 L.P/TDTCP No.SWP/41/2024and 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 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 16th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special

Conditions

Special Conditions

1.a) With reference to the 11th cited and 13th 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 14th cited and 15th 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.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.

6. As per TNCDDBR-2019 the following fee and charges are collected as follows:

Copy To:

1. Tmt. K Chithambara selvi,

7/93, Pillaiyar kovil street,

Kuruvankottai,

Mayamankuruchi,

Alangulam,

Tenkasi - 627853

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008. - 1 Set

3. Sub-Registrar,

Alangulam Sub-registrar office,

Tenkasi.

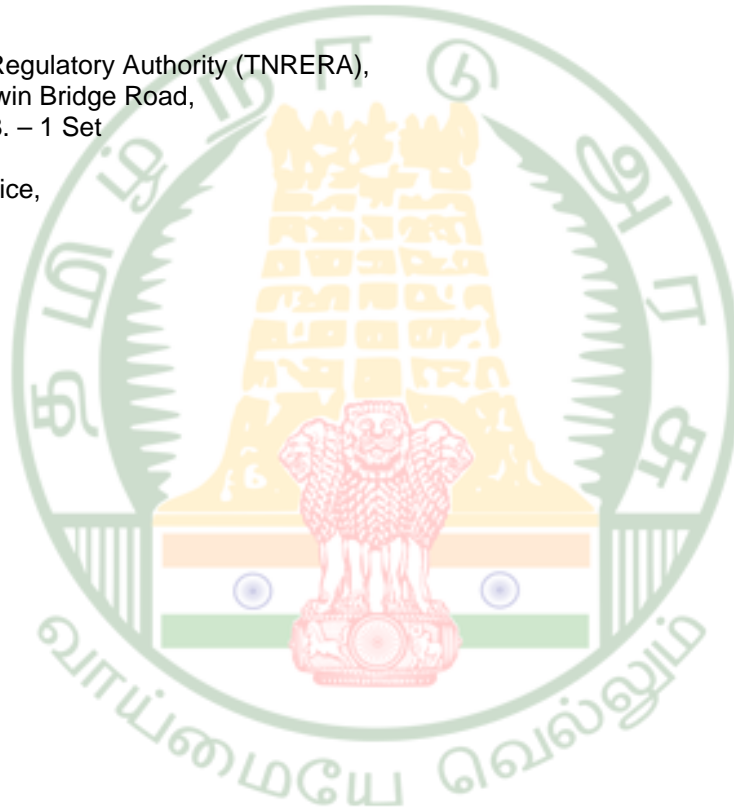
4. Assistant Director,

Survey Land Records,

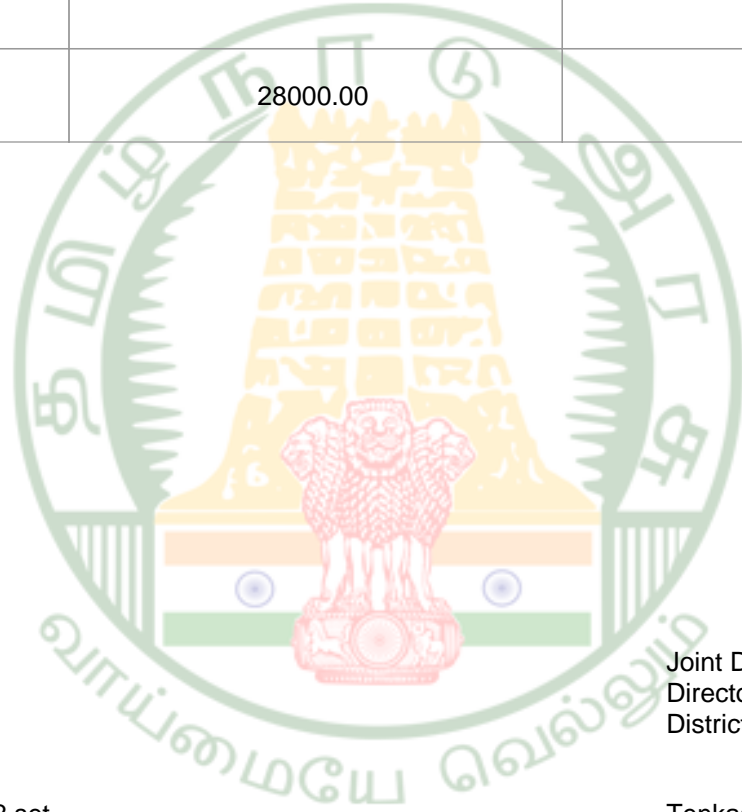
Tenkasi - 1 Set.

5. The Tahsildar,

Alangulam



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18749	25/07/2024
2	OSR Fee		
3	Centage Charges	21000.00	15/11/2024
4	Development Charges	25000.00	15/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28000.00	15/11/2024



Enclosure

1.Layout original map and Condition – 2 set

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

Tenkasi District.