

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 7CHQP1PF/THOOTHUKUDI / 2022 / TCP

Date : 26/07/2022

From:

Joint Director / Deputy Director / Assistant Director
51,West car street, Thoothukudi- 628 002.

To :

Thiru S.Joseph Alex ,109, Ittamoli Road,sathankulam, Thoothukudi-628704,109, Ittamoli Road,sathankulam, Thoothukudi-628704,109, Ittamoli Road,sathankulam, Thoothukudi-628704

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of town and country planning - Thatchamozhi Panchayat and Village - S.F.No 9/15, 13/1A1, 1B, 2A - Sathankulam Taluk - Thoothukkudi district - extent of 20366.00 Sq.m (5.03 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Applicant Mr S Joseph Alex Letter, Dated: 11.07.2022.
- 2.District Town and country planning Office,Thoothukkudi District Letter No. 7CHQP1PF/THOOTHUKUDI/2022 .(Road pattern issued on dated: 14.07.2022).
- 3.Joint Director Agriculture department, Letter No.3/4613/2022 Dated: 18.05.2022
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
- 5.Applicant Mr. S Joseph Alex Letter, Dated: 26.07.2022. (Gift deed document no 1494/2022, dated: 22.07.2022).
- 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 WaterSupply,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: 26.07.2022. (requiring payment of Centage Fee, OSR Guideline Value Fee).
- 15.Applicant Mr. S Joseph Alex Letter, Dated: 26.07.2022. (Payment of Centage Fee, OSR Guideline Value Fee).
- 16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

- 1.a) With reference to the 8th 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 applicantsAfter 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 favour concern local body.

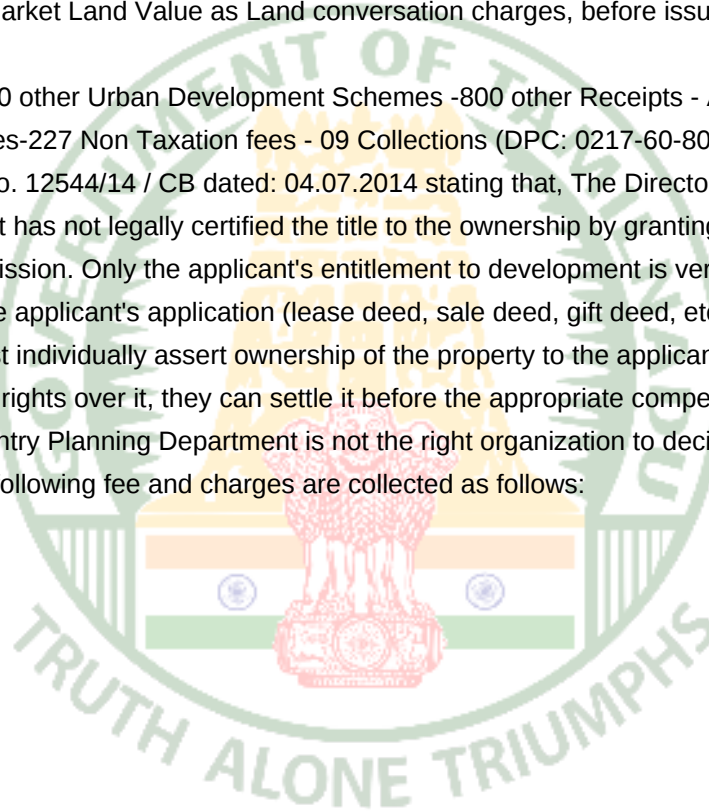
3. The Tamil Nadu Government in G.O. Ms. No. 112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any 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 - 227 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.

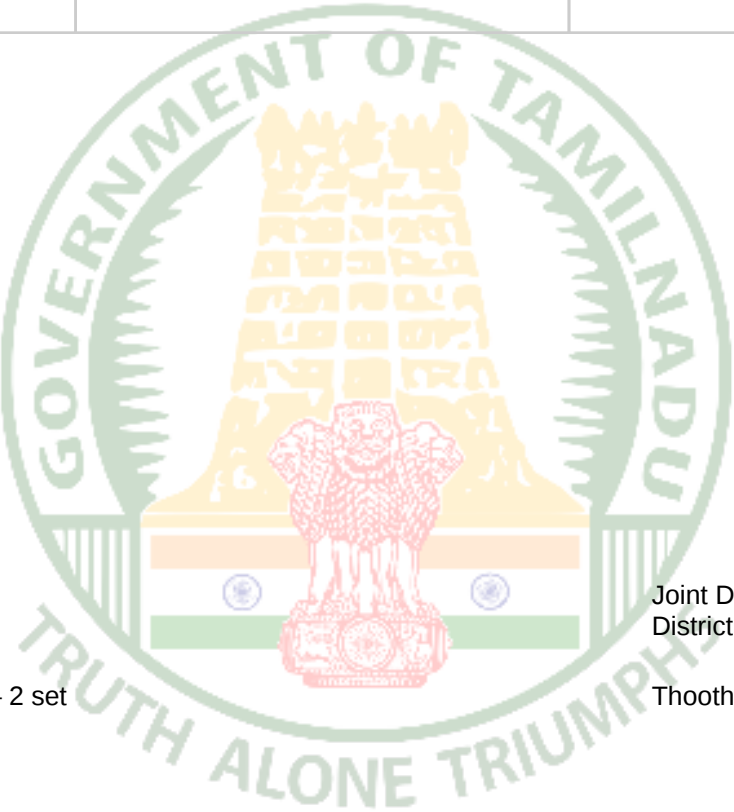
6. As per TNCDBR-2019 the following fee and charges are collected as follows:



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	30549	11/01/0017
2	Centage Charges	29400.00	12/01/0032
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Enclosure

1. Layout original map and Condition – 2 set



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