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Town and Country Planning Department(Planning Permission)

51, West car street, Thoothukudi- 628 002.



ROC No. XEGWHXKG/THOOTHUKUDI/2024/TCP

Date : 01/10/2024

From:

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

To :

The President,
Thittankulam Panchayat,
Kovilpatti Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk /Panchayat Union –Thittankulam Panchayat and Village Survey No. 321/3A2,321/ 3B, 322/2A1, 322/2A2A, 322/2A2B1, 322/2B2,322/ 5A, 361/1A- Extent of 31625.00 Sq.mt (7.81Acre)- Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicant Tmt.C.Mahalakshmi, Online Application No. . XEGWHXKG, Dated: 28.06.2024 (Revised)
2. District Town and Country Planning Office, Thoothukudi District, Revised Road Pattern Issued on dated: 14.09.2024.
3. Assistant Director, District Town and Country Planning Office, Thoothukudi, proceeding order letter Roc.No.1254/2022, dated: 07.10.2022
4. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/4806/2022, Dated: 16.05.2022
5. Applicant Tmt.C.Mahalakshmi Gift deed (Local Body) document no. 8754/2022, dated: 11.08.2022, Rectification Deed no. 10081/2024, dated: 20.09.2022, document no.7890/2024, dated: 18.09.2024
6. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
7. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
9. 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.
10. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
11. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
12. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
15. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
16. Demand payment Request letter dated 20.09.2024 (Requiring payment of Centage Charge, Development Charge and Sub-Division Charges).
17. Applicant Tmt.C.Mahalakshmi, letter dated 25.09.2024 (Payment of Centage Charge, Development Charge and Sub-Division Charges).

With reference to the letter in the 1st cited, applicant has requested for the revised approval of residential layout Thoothukudi District, Kovilpatti Taluk /Panchayat Union, Thittankulam Panchayat and Village Survey No. 321/3A2,321/ 3B, 322/2A1, 322/2A2A, 322/2A2B1, 322/2B2,322/ 5A, 361/1A- Extent of 31625.00 Sq.mt (7.81Acre)

In the continuation, with reference to the letter in the 2nd cited, revised road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 28.08.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 03.09.2024. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 139/2024 (THIS REVISES LAYOUT/THOOTHUKUDI/LAYOUT NO. 82/2022) 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 proceedings 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 having receipt of maps and proceeding orders.
5. As per circular in 12th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 9th, 10th and 11th cited Government Order [TNCDDBR-2019, Rule No. 47(11)], 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 applicants 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 12th cited and 13th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
3. 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 plot. 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 NonTaxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

4. 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.

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 any dispute arises over individual rights, 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:

Scrutiny Charges - Rs. 4743.00, Dated: 28.06.2024
Centage Charges - Rs. 40200.00, Dated: 25.09.2024
Sub Division Charges - Rs.53600.00, Dated: 25.09.2024
Development Charges - Rs. 63250.00, Dated: 25.09.2024

Enclosure

Layout Original Map and Condition - 2 sets and
Gift deed document no, 7890/2024, dated: 18.09.2024

Copy to

1. Tmt.C.Mahalakshmi
972/6, Rajiv Nagar 4th Street,
Pandavarmanagalm,
Kovilpatti - 628501

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,
Kovilaptti Sub-Register Office,
Thoothukudi District. - 1 Set

4.Assistant Director,
Survey Land Records,
Thoothukudi. - 1 Set

5.Tahsildar,
Kovilpatti Taluk,
Thoothukudi District- 1 Set



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	47438	28/06/2024
2	OSR Fee		
3	Centage Charges	40200.00	25/09/2024
4	Development Charges	63250.00	25/09/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	53600.00	25/09/2024



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

Enclosure

Thoothukkudi District.

1.Layout original map and Condition – 2 set *

Town and Country Planning Department
51, West car street, Thoothukudi- 628 002.

(Road Pattern)

ROC No. XEGWHXKG/THOOTHUKUDI/TCP/2024/2024/TC

Date : 9/14/24 6:14 PM

To

Tmt.C.Mahalakshmi
972/6, Rajiv Nagar 4th Street,
Pandavarmanagalm,
Kvilpatti - 628501

Sir/ Madam,

Sub

Residential Layout – Thoothukudi DTCP - Thoothukudi District – Kovilpatti Taluk – Kovilpatti Panchayat Union – Thittankulam Panchayat – Thittankulam Village - Survey No. 321/3A2, 321/ 3B, 322/2A1, 322/2A2A, 322/2A2B1, 322/2B2, 322/ 5A, 361/1A- Extent of 316250.00 Sq.mt (7.81Acre) - Revised Layout Road Pattern Approval – Reg.

- Ref:
- 1.The layout proposal received through online vide reference no. XEGWHXKG, dated: 01.08.2024
 2. Assistant Director, District Town and Country Planning Office, Thoothukudi, proceeding order letter Roc .no. 1254/2022, dated: 24.10.2022
 3. The layout proposal received through online vide reference no 0MOC7M3G, Dated: 30.03.2024
 - 4.DTCP circular no. 24282/2005LA2 dated 04.05.2006
 - 5.G.O.(Ms.)No.18, MA&WS department dated: 04.02.2019 and G.O.(Ms.)No.16, MA&WS department, dated:31.01.2020
 - 6.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020
 - 7.DTCP Circular no.19799/2020/T dated 24.12.2020

1.The proposal received in the reference 1st cited for the revised layout of house site is scrutinized and as per reference (5) rd cited rule no.47 the area earmarked as roads and park space in the proposed layout. As per reference (6 & 7) th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (5) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the Local body and 0.5% of the area shall be transferred to the TANGEDCO free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 6th cited, it is ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, park space and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park space and the PP-1 site (reserved for local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park space, the PP-1 and the PP-2 sites with area details which have to be handed over to the local body and TANGEDCO represented by the DTCP along with a copy of gift deed.

4.On receipt of the registered gift deed in original, the approved plan will be sent for sanctioning of the layout.

Copy to

1. The President,
Thittankulam Panchayat,
Kovilpatti Panchayat Union,
Kovilpatti Taluk,
Thoothukudi District-1 Set

3. Sub-Registrar,
Kovilpatti Sub-Registrar Office,
Thoothukudi District. – 1 Set

Encl: Road Pattern Map

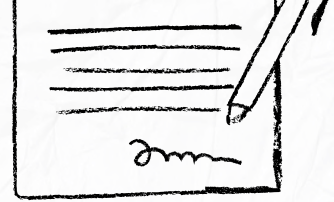
Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature valid

Signed by: Assistant Director
Location: Town and Country Planning
Date: 2024.08.20 11:20:11



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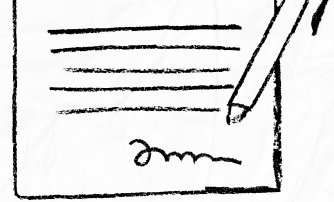
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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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