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Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. PX8SCYCJ/2024/2024/TCP Date : 28/11/2024

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Panchyat President ,
Thalakkavayal Panchayat ,Devakottai Panchayat Union,
Devakottai Taluk,
Sivagangai District

Sir/ Madam,

Sub : DTCP - Application received for the approval of Layout - Comprised in S.no: 115/3B -of Sivagangai District – Devakottai Taluk – Devakottai Panchayat Union – Thalakkavayal Panchayat – Thalakkavayal Village- Extent of 8900.00sqm(2.19 Acre)- Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicant Mr.RK.Karupaiah, ,Online Application No: PX8SCYCJ/2024 dated 27.09.2024

2.District Town and country planning Office, Sivaganga District Letter ROC No. PX8SCYCJ/2024.(Road pattern issuedon dated: 16.10.2024).

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

4.Applicant Mr.RK.Karupaiah, Road Pattern submission Online Application No: PX8SCYCJ/2024dated 21.11.2024, Local Body Gift deeddocument no.6598/2024, dated: 18.11.2024 &
TANGEDCO Gift deed document no.6597/2024, dated: 18.11.2024).

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

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

7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of MunicipalAdministration and Water Supply, dated: 31.01.2020.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

13.Demand payment Request Letter ROC No.- PX8SCYCJ/2024, Dated: 25.11.2024 (requiring payment of all Fee).

14. Applicants Mr.RK.Karupaiah, Online Application PX8SCYCJ/2024, letter dated:28.11.2024 (Payment of all Fee).

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

16.Joint Director Agri NOC : Thi1/3443/2024(2), Dated : 19.09.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in -Comprised in S.no: 115/3B -of Sivagangai District – Devakottai Taluk –
Devakottai Panchayat Union – Thalakkavayal Panchayat – Thalakkavayal Village- Extent of 8900.00sqm(2.19 Acre)- forwarded to further action.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by theAssistant Director on 16.10.2024. Further the applicant Mr.
Mr.RK.Karupaiah, gift deed the road, road splay and park areas hasbeen handed over to the local body & TANGEDCO on 18.11.2024.Hence, this residential layout Technical Clearance
has been issued withbelow conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P(SWP)/DTCP/SIVAGANGAI-NO: 208 / 2024 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 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 Thasildharto update in Tamilnilam website

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas:Collecting the necessary fees including the charges for providing
amenities like roads,storm water drains and street lightsfrom 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,
providenecessary 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 transferor 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, booksell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case
may be, in anyReal Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. Theapplicant hasrequested 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 hasbeen requested to collect Rs.1000 as scrutiny fee for each
plots. And under rule 9 concerned local body should collect the3% 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 PlanningDepartment 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 ofthe property to the applicant. Also, if anyone else
dispute arises individual rights over it, they can settle it before theappropriate competent court. The Directorate of Town and Country Planning Department is not the right
organization todecide this.

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

Copy To:
1. Mr.RK.Karupaiah,
NO.3A DHAMOTHARAPURAM MAIN ROAD, Adayar,Guindy, Chennai - 600020
2. Tamilnadu Real Estate, Regulatory Authority (TNRERA) No1A,1st Floor, Gandhi irwin Bridge Road, Egmore, chennai-600 008. -1 set
3. Devakottai Sub Registrar, Sivagangai District -1 set
4. The Assistant director, Department of survey land Records, collectorate office, Sivagangai-1set
5.The Thasildar Devakottai Taluk, Sivagangai District -1set
6. The Superintendent Engineer, TANGEDCO SivagangaiElectricity Distribution Circle, Sivagangai-1set Gift deed document No- 6597/2024, dated: 18.11.2024 (original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13350	27/09/2024
2	OSR Fee	33458	21/11/2024
3	Centage Charges	15900.00	28/11/2024
4	Development Charges	8900.00	28/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	21200.00	28/11/2024

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

Sivagangai District.

Enclosure

1.Layout original map and Condition – 2 set



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Compliance & Special Services

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

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