Town and Country Planning Department(Planning Permission)

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

ROC No. OSP4BGW8 /2022 / RAMA/2023/TCP Date : 07/07/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

THE COMMISSIONER,
PARAMAKUDI MUNICIPALITY,
PARAMAKUDI,
RAMANATHAPURAM.-

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, Ramanathapuram district - Ward -B, Block -4 , T .S . No ; 7/5
Paramakudi municipality ,Ramanathapuram district, - extent of (14851.10 sqm) 3.67 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.Yasar Arabath paramakudi .Letter no ; OSP4BGW8 Dated: 31.7.2023 ,

2.District Town and country planning Office,Ramanathapuram District Letter No. OSP4BGW8 /2022 / RAMA (Road pattern issued on dated : 18.08.2022).

3.Joint Director Agriculture department, Letter No. NIL (PLANNING AREA ; M.R-5) ,

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

5.Applicants Mr.Yasar Arabath paramakudi .Letter no ; OSP4BGW8 Dated: 29.06.2023 .(Gift deed document no ;3093/2023,1736/2023,1734/2023. ,
dated: 12.04.2023,28.06.2023).

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: 06.07.2023 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.Yasar Arabath paramakudi .Letter no ; OSP4BGW8 , Dated: 07.07.2023 (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 Ramanathapuram district , Ward -B, Block -4 , T .S . No ; 7/5
Paramakudi municipality ,Ramanathapuram district - extent of (14851.10 sqm) 3.67 acre forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the applicant Tr.
has gift deed the road, road splay and park areas has been handed over to the COMMISSIONER, PARAMAKUDI MUNICIPALITY local body on . 28.06.203,12.04.2023 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; 24 / 2023 (O)
. 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 Thasildhar to update in Tamil nilam website Special Conditions

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 lights from the applicant s 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 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 TNCDBR-2019 the following fee and charges are collected as follows:
Enclosure ,
Layout original map and condition -2 sets and
Gift deed Local body Documents no. (Gift deed document no ; 3093/2023,1736/2023 , dated: 28.06.2023,12.04.2023). ORIGIONAL ,
COPY TO,
1) YASAR ARABATH,
D. No ;893 ,S.M NAGAR,
MELUR ,
MADURAI-625106,
2) Tamil Nadu Real Estate Regulatory Authority , (TNRERA) ,
No.1A 1 st floor gandhi Ir win Road ,
Egmore ,chennai 600008 -- 1 -set
.
3) The sub register ,
Paramakudi
Paramakudi taluk,
Ramanathapuram District
,
4) The Assistant Director ,
Survey Land and Records,
collector Campus
Ramanathapuram District
5) The Assistant engineer, (PRO) ,
Superintendent of Engineer Office ,
Ramanathapuram TNEB ,
collector Campus
Ramanathapuram District 1 SET AND (Gift deed document no ; 1734/2023 , dated: 12.04.2023). ORIGIONAL ,

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	22819	11/01/0037
2	OSR Fee		
3	Centage Charges	27000.00	07/07/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Ramanathapuram District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Hari Ilam Vazhuthi N.

Signed by: Assistant Director
Location:Ramanathapuram
Date:2023.07.07 18:51:25