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Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.



ROC No. JXS9VZLE/2024/2024/TCP

Date : 15/10/2024

From:

Joint Director / Deputy Director / Assistant Director
Collectorate Campus, Sivagangai - 630 562.

To :

The Panchyat President ,
Kunnakudi Panchayat , Kallal Panchayat Union,
Thirupattur Taluk,
Sivagangai District

Sir/ Madam,

Sub : DTCP - Application received for the approval of Layout - Comprised in S.no: 3 - of Sivagangai District – Thirupattur Taluk – Kallal Panchayat Union - Kunnakudi Panchayat - Kunnakudi Village- Extent of 34300.00 sqm (8.47 Acre) - Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicant Mr.K.Subbaiah Kannappan, Online Application No: JXS9VZLE/2024 dated 13.08.2024

2.The Assistant Director, District Town and Country Planning Office, Sivagangai District, Inspection Report of Online Application No. JXS9VZLE/2024 (Forwarded to DTCP on 09.09.2024.)

3. The Joint Director, Agricultural Department, Sivagangai vide letter No Thi1/190/2023(3) Dated 25.03.2024

4. The Director of Town and Country Planning Office, Chennai, Letter Roc No. - JXS9VZLE/2024-TCP10 dated 20.09.2024 (Road Pattern Issued)

5.Applicant Mr.K.Subbaiah Kannappan, Road Pattern submission Online Application No: JXS9VZLE/2024 dated 30.09.2024, Local Body Gift deed document no. 8626/2024, dated: 20.09.2024 & TANGEDCO Gift deed document no. 8625/2024, dated: 20.09.2024).

6.The Director of Town and Country Planning Office, Chennai letter no JXS9VZLE/2024-TCP10 Dated : 14.10.2024 (Technical Concurrence)

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

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

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

10.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.

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

12.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

13.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

16.Demand payment Request Letter ROC No.- JXS9VZLE/2024, Dated: 14.10.2024 (requiring payment of all Fee).

17. Applicants Mr.K.Subbaiah Kannappan, Online Application JXS9VZLE/2024, letter dated:15.10.2024 (Payment of all Fee).

18.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 - Comprised in S.no: 3 - of Sivagangai District – Thirupattur Taluk – Kallal Panchayat Union - Kunnakudi Panchayat - Kunnakudi Village- Extent of 34300.00 sqm (8.47 Acre) -forwarded to further action.

In the continuation, with reference to the 4th cited letter, road pattern for residential layout has been issued by the Director on 20.09.2024. Further the applicant Mr.K.Subbaiah Kannappan, gift deed the road, road splay and park areas has been handed over to the local body & TANGEDCO on 20.09.2024. Hence, this residential layout Technical Clearance has been issued with below conditions.

- 1.As per the condition, the layout has been approved and approved number issued as L.P /DTCP -NO: 70 / 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 DTCP & 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.Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.
- 5.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

Special Conditions

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 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.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3.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.

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, booksell 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. 20% centage charge for flag day fund is received in the name of "Armed Force Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 8th and 11th cited G.O. the Assistant Director of Sivagangai Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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.

8. The Electrical L.T. line passing through within the layout boundary shall be re-aligned along the road as per the road pattern.

9. 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)

10. 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.

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

Copy To:

1. Mrs. Subbaiah kannappan,
No 9, Church 3rd Street TT Nagar Karaikudi Kundrakudi, Tirupattur -630001
2. Tamilnadu Real Estate, Regulatory Authority (TNRERA) No 1A, 1st Floor, Gandhi irwin Bridge Road, Egmore, Chennai-600 008.
-1 set
3. Joint 2 Karaikudi Sub Registrar, Sivagangai District -1 set
4. The Assistant director, Department of survey land Records, collectorate office, Sivagangai-
1set
5. The Thasildar Thirupattur Taluk, Sivagangai District -1set
6. The Superintendent Engineer, TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai-1set Gift deed document No- 8625/2024, dated: 20.09.2024

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	51450	26/07/2024
2	OSR Fee		
3	Centage Charges	48600.00	15/10/2024
4	Development Charges	34300.00	15/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	64800.00	15/10/2024



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

Enclosure

1.Layout original map and Condition – 2 set

Sivagangai District.

Signature valid

Signed by: Assistant Director
Location:Sivagangai
Date:2024.10.15 18:11:50





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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



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Vastu & Property Management Tools

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