Town and Country Planning Department(Planning Permission)

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

ROC No. 1ZSFA09Z /RAMANATHAPURAM/2024/TCP Date : 23/02/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Karumoli Panchayat,
Thiruvadanai Taluk,
Ramanathapuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning- Ramanathapuram DTCP – Ramanathapuram District – Thiruvadanai Taluk – Karumoli panchayat, Attur village – S.No: 6/2K, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X – Extent of 17000 Sqmt (4.20Acres)- Layout Approval - forwarded for further action - Reg.

Ref : 1.Applicant Mr.P.Jainalaudheen, online application no: 1ZSFA09Z , dated:12.10.2023

2.District Town and country planning Office, Ramanathapuram District Letter No. 1ZSFA09Z /RAMANATHAPURAM/2023/TCP(Road pattern issued dated:08.02.2024).

3. Joint Director, Agriculture department, Ramanathapuram District Letter No. THIBABI4/6880/2023, Dated: 18.11.2023

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

5. Applicant Mr.P.Jainalaudheen, Dated: 15.02.2024(Gift deed document no.247/2024 and 249/2024, dated: 13.02.2024).

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: 19.02.2024(requiring payment of Centage Fee, Display Board Fee,

OSR Guideline Value Fee and Flag
Day Fund).

15.Applicant. Mr.P.Jainalaudheen Letter, Dated:21..02.2024(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 – Thiruvadanai
Taluk – Karumoli panchayt, Attur village – S.No: 6/2K, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X – Extent of 17000 Sqmt (4.20Acre)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 08.02.2024. Further the applicant
Mr.P.Jainalaudheen has gift deed the road, road splay and public purpose areas has been handed over to the local body on 13.02.2024 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;06/2024 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 Thasildhar to update in Tamil nilam website Special Conditions

Special Conditions

1.a) With reference to the 8th, 9th 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 applicant 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 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, 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:
Scrutiny Charges - Rs.25495.00, Dated: 12.10.2024
Centage Charges - Rs. 29400.00, Dated: 21.02.2024
Display Board Charges - Rs. 1500.00, Dated: 21.02.2024

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 249/2024, dated:13.02.2024 (Original)

Copy to
1 Mr.P.Jainalaudheen,
S/o.Pitchai,
24/30, Velayutham Street, Mannady,
Chennai-01

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,
Thiruvadanai Sub-Register Office,
Thiruvadanai Taluk,
Ramanathapuram District. – 1 Set

5. Assistant Director,
Survey Land Records,
Ramanathapuram. – 1 Set

6. Tahsildar,
Thiruvadanai Taluk,
Ramanathapuram District. – 1 Set

7. Superintendent Engineer,

Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Ramanathapuram Electricity Distribution Circle,
Ramanathapuram District. – 1 Set and Gift deed document no. 1049/2024, dated: 20.02.2024(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	25495	12/10/2023
2	OSR Fee		
3	Centage Charges	29400.00	21/02/2024
4	Development Charges		
5	Display Board Charges	1500.00	21/02/2024
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

Signature Not Verified

Signed by: Assistant Director
Location:Ramanathapuram
Date:2024.02.23 17:57:21