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Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. R756SO0T/2024 /2024/TCP Date : 17/10/2024

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Panchyat President ,
Thalakkavur Panchayat , Kallal Panchayat Union,
Thirupathur Taluk,
Sivagangai District

Sir/ Madam,

Sub : DTCP - Application received for the approval of Layout - Comprised in S.no: 216 /1A2, 2B, & 3A1 - of Sivagangai District – Thirupathur Taluk – Kallal Panchayat Union - Thalakkavur Panchayat - Ilangudi Village- Extent of 8962.00 sqm (2.21Acre) - Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicant Mr. A Karuppiah and 3 Others, Online Application No: R756SO0T/2024 dated 26.09.2024

2.District Town and country planning Office, Sivaganga District Letter ROC No. R756SO0T/2024 (Road pattern issued on dated: 08.10.2024).

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

4.Applicant Mr. A Karuppiah and 3 Others, Road Pattern submission Online Application No: R756SO0T/2024 dated 10.10.2024, Local Body Gift deed document no. 9183/2024, dated:
09.10.2024 & TANGEDCO Gift deed document no. 9184/2024, dated: 09.10.2024).

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 Water Supply ,Dated:04.02.2019 and G.O.16 Department of Municipal Administration 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.- R756SO0T/2024 , Dated: 14.10.2024 (requiring payment of all Fee).

14. Applicants Mr. A Karuppiah and 3 Others, Online Application R756SO0T/2024 , letter dated:16.10.2024 (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(5), Dated : 26.07.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Comprised in S.no: 216 /1A2, 2B, & 3A1 - of Sivagangai District – Thirupathur Taluk – Kallal Panchayat Union - Thalakkavur Panchayat - Ilangudi Village- Extent of 8962.00 sqm (2.21Acre) -forwarded to further action.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 08.10.2024. Further the applicant Mr. A Karuppiah and 3 Others, gift deed the road, road splay and park areas has been handed over to the local body & TANGEDCO on 09.10.2024.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(SWP)/DTCP/SIVAGANGAI -NO: 180 / 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

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.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 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 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 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:

Copy To:
1. Mr. A Karuppiah and 3 Others,
46 Anna Street, Vaithiyalingapuram,
Karaikudi, Sivagangai-630001
2. Tamilnadu Real Estate, Regulatory Authority (TNRERA) No1A,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 Karaikudi Taluk, Sivagangai District -1set
6. The Superintendent Engineer, TANGEDCO Sivagangai Electricity Distribution Circle, Sivagangai-1set Gift deed document No- 9184/2024, dated: 09.10.2024 (original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13443	26/09/2024
2	OSR Fee		
3	Centage Charges	11700.00	16/10/2024
4	Development Charges	8962.00	16/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	15600.00	16/10/2024

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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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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