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Layout Application - Final Approval Letter

Roc No: 02/2024-25

Date: 10/10/24 5:17 PM

From:

Village Panchayat

Appaneri Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block,Thoothukudi District

To :

S SIVAGANESHKUMAR K KAMAL S SATHISH

Online Application Number: UVL9T98H

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Thoothukudi District Office – Kovilpatti Taluk – Kuruvikulam Panchayat
Union – Appaneri Panchayat – Appaneri Village - S.F.No. 260/2 - Site Extent of 3.27 Acres or 13250.00 Sq.m - Technical
Clearance issued - - Regarding

Ref :

1. Applicant Thiru.S.Sivaganeshkumar,and 2 others, Online Application No. UVL9T98H, Dated: 09.09.2024
2. Director , Directorate of Town and Country Planning Office, Chennai, Road Pattern Issued on dated: 18.09.2024
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/4991/2024, Dated: 18.06.2024
4. Applicant Thiru.S.Sivaganeshkumar, and 2 others, Gift deed (Local Body) document no. 8032/2024, dated: 23.09.2024 and Gift
deed (TANGEDCO)
document .8033/2024, dated:23.09.2024
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 Water Supply dated 04.02.2019 and G.O.16, Department of Municipal

Administration and Water
Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4 (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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 27.09.2024 (Requiring payment of Centage Charge, Sub division Charge &
Development charge).
16. Applicant Thiru.S.Sivaganeshkumar,and 2 others, letter dated 30.09.2024 (Payment of Centage Charge, Sub division Charge
& Development Charge).
17. RDO, Letter No. Mu.Mu (A1) /7163/2024, Dated.12.06.2024

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Thoothukudi Kovilpatti
Taluk, Kuruvikulam
Panchayat Union, Appaneri Panchayat, Appaneri Village, S.F.No. 260/2 - Site Extent of 3.27 Acres or 13250.00 Sq.m
In the continuation, based on the letter cited in reference 17, road pattern for residential layout has been issued by the Assistant
director of Town and
Country Planning on 18.09.2024. as per 2 nd cited reference Further the applicant has submitted gift deed of road and road splay
areas, PP-1 site area
reserved for public purpose by handing over to the local body on 23.09.2024. Hence, this residential layout is
given approval with following conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT
NO.149/2024 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 proceedings to this office
immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website special
conditions.
Special Conditions
1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants
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 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of
earmarked road, area
reserved for public purpose in favor of concerned local body.
3. 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 plot. 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)
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, 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.
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, is any dispute arises over individual rights, 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. 19875.00, Dated: 09.09.2024
Centage Charges - Rs. 22200.00.00, Dated: 30.09.2024
Development Charges - Rs. 26500.00, Dated: 30.09.2024
Sub division Charges - Rs. 29600.00, Dated: 30.09.2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2024.10.10 17:17:50



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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