Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. PK6YYMPQ/2022 Date : 04/10/2023

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The President,
Muthur Village Panchayat ,
Palayamkottai Taluk,
Tirunelveli District.

Sir/ Madam,

2. Tmt. M. Nallamangai,
No:76, Alagar Nagar,
N.G.O, A Colony,
Tirunelveli-627 007.

Sub : Planning Permission – layout- Office of the District Town and Country planning - Survey No.3,4/1,5/1,8/1B,9/1B &12/1, Site Extent – 11.14 Acres, Muthur Village, PalayamkottaiTaluk /Panchayat Union, Tirunelveli Local Planning Area, Tirunelveli District - Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicant Tmt.M.Nallamangai , Online Application ReferenceNo.PK6YYMPQ/2022, Dated:22.11.2022
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: SWP/ PK6YYMPQ/2022 /TCP6, dated.09.08.2023.
3. G.O.No.138, Housing and Urban Development Department, dated: 04.06.2004.
4. G.O.No.79, Housing and Urban Development Department, dated: 04.05.2017.
5. G.O.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019
6. G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
7. G.O. No.141, Housing and Urban Development Department, dated: 23.09.2020.
8. G.O. No.181, Housing and Urban Development Department, dated: 09.12.2020.
9. Letter No.19113/UD4(3)/2017-1/, Housing and Urban Development Department, dated: 27.06.2012.
10. Director of Town and Country Planning, Chennai circular Letter RocNo.13686/2017/LA1, dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
12. District Forest Officer and Wildlife Warden,Tirunelveli Division NOC :C: No:D/8185/2021,dated :31.10.2022
13. Applicant Tmt .M.Nallamangai ,Gift Deed no:5842/2023 Dated :21.07.2023
14. Demand Payment Request Letter, dated.14.09.2023.
15. Applicant Tmt .M.Nallamangai fees remittance letter dated.14.09.2023 and 15.09.2023.

With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Survey No.3,4/1,5/1,8/1B,9/1B &12/1, Site Extent – 11.14 Acres, Muthur Village, PalayamkottaiTaluk /Panchayat Union, Tirunelveli Local Planning Area, Tirunelveli District,

The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as L.P/DTCP
No:59/2023.

On the receipt of the requisite charges vide Reference No: 14th cited above, the Planning Permission is issued for the above proposed residential layout has been approved with below conditions.

1.As per the condition, the residential layout has been approved and approved number issued as PP/L.P/TLPA NO: SWP/ 93/2023
and enclosed with 2 set of original maps and gift deed 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
1.a) With reference to the 5th, 6th and 8th 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 out 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 9th cited and 10th 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.
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.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)
6.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.
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	67677	23/11/2022
2	OSR Fee		
3	Centage Charges	67500.00	14/09/2023
4	Development Charges	90236.00	14/09/2023
5	Display Board Charges		
6	Satellite town charge		

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

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Ranganathan.

Signed by: Joint Director
Location:Tirunelveli
Date:2023.10.04 19:13:08