Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. YUT8GZY0/2024/TCP

Date : 13/03/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1.The President,
Mathalamparai Panchayat Village,
Tenkasi.
2.Thiru.Veldurai,
Thiru.PerumaiyaPandiyan,
Thiru.Seyad Ibrahim (owner),
Thiru.Rajagopalan (POA),
12, Gokulam Colony,
Melagaram,
Tenkasi - 627818.

Sir/ Madam,

Sub : Residential Sub Division - District Town and Country Planning - Tenkasi District – TenkasiTaluk – Mathalamparai Panchayat-MathalamparaiVillage - S.No. 38/2A2, 39/2A1B - Extent of 1919 Sqm (0.47Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.Veldurai and Two others Online Application No. YUT8GZY0/2024/TCP, Dated:30.01.2024
2. District Town and Country Planning Office, Tenkasi District, OSR Demand Request Letter dated: 07.03.2024
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
6. 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.
7. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
8. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
11. Circular from the Director of Town and Country Planning, Roc.No. 4367/2019/TCP2 dated 14.10.2019.
12. Demand payment Request letter dated 11.03.2024 (Requiring payment ofCentageCharge&Development Charge).
13. Applicant Mr.Veldurai and Two others letter dated.11.03.2024 (Payment of Centage Charge & Development Charge).
14. NOC from the Chief Engineer,Agri Engineering Department Chennai letter No. Mabaaaa (ka)1/5564/2019 Dated.10.03.2020.
15. NOC from the Principle Chief Conservator Forest Department, ChennaiK.Dis No.TS4/36322/2020 Dated.12.01.2021.
16. NOC from the Deputy Director, Geology and Mining Department, Tirunelveli District, Letter No.L.Dis M1/28308/2019,Dated 07.08.2019
17. NOC from the Revenue Divisional Officer , Tenkasi District , Na.Ka.A2/905/2021, Dated.27.04.2021.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout inTenkasi district Tenkasi taluk Panchayat Union, Panchayat,Village comprasing of S.F.No. to an extent of acres forwarded to
Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022.
Further the applicant Tr. has gift deed the road, road splay and park areas has been handed over to the local body on . 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 . 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 Tamilnilam
website Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary
fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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 favour 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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2879	30/01/2024
2	OSR Fee	1046814	07/03/2024
3	Centage Charges	2700.00	11/03/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tenkasi
Dale:2024.03.13 18:46:41

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:

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS