Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. MK5FK1NS/THOOTHUKUDI/TCP/2023/2024/TCP Date : 28/03/2024

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The President,
Mudivaithanendal Panchayat,
Thoothukudi Panchayat Union,
Thoothukudi District

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Panchayat Union –Mudivaithanendal Panchayat / Village S.F. No.305/2B1,2B2,2C1,2C2,2D1,2D2 – Site Extent of 8340.00 Sq.m. (2.06 Acres) Technical Clearance issued - forwarded for further action - Regarding

Ref : 1. Applicant Thiru. M. Gomathi Sankar, and Thiru. Sundhar Arumugam, Application No.MK5FK1NS /THOOTHUKUDI/2023, Dated:16.11.2023.
2. District Town and Country Planning Office, Thoothukudi District Letter MK5FK1NS /THOOTHUKUDI/2023 Thoothukudi, Road Pattern Issued on dated: 07.03.2024.
3. Applicant . Thiru. M Gomathi Sankar, and Thiru. Sundhar Arumugam,Gift deed (Local Body) document No 1515/2024, dated:20.03.2024 and Gift deed (TANGEDCO) document No. 1516/2024, dated: 20.03.2024.
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
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.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
13. G.O.79. Housing and Urban Development Department, Dated: 04.05.2017
14. Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/11972/2023, Dated: 06.02.2024
15. Demand Payment Request letter dated 26.03.2024 (Requiring payment of Centage Charge).
16. Applicant Thiru. M Gomathi Sankar, and Thiru. Sundhar Arumugam, letter dated 26.3.2024 (Payment of Centage Charge)

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Layout in Thoothukudi District, Thoothukudi Taluk Thoothukudi Panchayat Union , Mudivaithanendal Panchayat /Village –S.F.No. 305/2B1,2B2,2C1,2C2,2D1,2D2 – Site Extent of 8340.00 Sq.m.(2.06 Acres)
In the continuation, with reference to the letter in the 2nd cited, Road Pattern for Residential Layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 7.03.2024. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 20.03.2024. 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. 46/2024 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 Sub division map to the concernedregistration 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 village panchayat/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 ofplanning 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 planningauthority 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 streetlights 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 ofearmarked 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 haveapproved 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 EstateProject or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested tofollow 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, saledeed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to theapplicant. Also, if 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. 12525.00, Dated: 16.11.2023.
O.S.R Charges	-	Rs. 29860, Dated: 25.03.2024.
Centage Charges	-	Rs. 17100.00, Dated: 26.03.2024

Enclosure
Layout Original Map and Condition - 2 sets
Gift deed document no.1516/2024, dated: 20.03.2024 (Original)

Copy to
Thiru M. Gomathi Sankar, and Thiru. Sundhar Arumugam,
195/1, North Car Street,
Thoothukudi -628 002.

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,
Puthukottai Sub-Register Office,
Thoothukudi District. – 1 Set.

4. Assistant Director,

Survey Land Records,
Thoothukudi. – 1 Set
.
5.Tahsildar,
Thoothukudi Taluk,
Thoothukudi District. – 1 Set.

6. Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Thoothukudi Electricity Distribution Circle,
Thoothukudi District. – 1 Set and Gift deed document no. 1515/2024, dated: 20.03.2024 (Original)
:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12525	16/11/2023
2	OSR Fee	29860	25/03/2024
3	Centage Charges	17100.00	26/03/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate