**Town and Country Planning Department(Planning Permission)**

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

ROC No. WLK2VMJ5/2023/TCP/2024/TCP Date : 09/02/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
Pudukudi Panchayat,
Tenkasi District.

2. Thiru.K.Rajagopalan,
12,Gogulam Illam,
NGO Colony 9th street,
Melagaram, Tenkasi District– 627 818.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning - Tenkasi District – Kadayanallur Taluk – Pudukudi Panchayat - Kambaneri Pudukudi-II Village - Sur No.975/2B1 - Extent of Layout 36962.00 Sq.m (9.13Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.K.Rajagopalan online Application No: WLK2VMJ5/2023/TCP, Dated:01.11..2023
2. District Town and country planning Office, Tenkasi District Letter No. : WLK2VMJ5/2023/TCP
( Road pattern issued on dated: 08.01.2024).
3. Joint Director, Agriculture Department, Tenkasi Department,Letter No.Ni.4/7847/2023,
Dated.12.10.2023.
4. Circular from the Director of Town and Country Planning, Roc.No19799/2020, Dated: 24.12.2020.
5. Applicant Thiru.K.Rajagopalan , Letter no: WLK2VMJ5/2023/TCP, Dated:22.01.2024
(Gift deed document no:226/2024 dated: 22.01.2024).
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, Municipal Administration and Water Supply, Department Dated:04.02.2019 and G.O.16
Municipal Administration and Water Supply, Department dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113 / Nov 4 (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. Demand payment Request Letter no: PQ8M2QSX/2023/TCP, Dated:24.01.2024
(requiring payment of Centage Charges Fee).
15. Applicant Thiru.K.Rajagopalan , Letter no: WLK2VMJ5/2023/TCP, Dated:24.01.2024.
(payment of Centage Charges Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:
14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tenkasi District , Kadayanallur Taluk , Pudukudi Panchayat , Kambaneri Pudukudi-II Village , Sur No.975/2B1, Extent of Layout 36962.00 Sq.m (9.13Acre).

In continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office. Further the Applicant Thiru.K.Rajagopalan , has through gift deed the road, road splay & Park areas has been handed over to the Pudukudi Panchayat on 22.01.2024, by Gift deed no.226/2024,Dated:22.01.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approval is number issued as L.P/TDTCP.No-SWP/06/2024 and enclosed with 2 set of original maps and gift deed documents has

been forwarded with it for further action.
2. If any court case is pending / Misrepresentation of facts with reference to this proposal, the technical concurrence would be treated as INVALID.
3.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).
4.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.
5.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
6.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar 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/ 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 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 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 Conversation 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 arises dispute 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 organisation to decide this.
6¬.As per TNCDBR-2019 the following fee and charges are collected as follows:

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 55443 | 02/11/2023 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 46500.00 | 24/01/2024 |
| 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*
*Date:2024.02.09 15:16:37*