Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. VSHLT9VW /2024/2024/TCP Date : 23/09/2024

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

Mr. S Paramaguru & P. Ravikumar,
8/70, Middle street, Solaicheri, Pandappuli,
Tenkasi – 627753

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Ottapidaram Taluk – Ottapidaram Panchayat Union – Jambulingapuram Panchayat / Village – 152/2A3 and 152/2D – Extent of 5.00 Acres (or) 20252.00 Sq.m - Technical Clearance issued – Final order issued - Regarding

Ref : 1. Director of Town and Country Planning, Chennai Order No. Roc No. VSHLT9VW /2024/TCP6, Dated: 11.09.2024
2. Applicant Mr. S. Paramaguru & Mr. P. Ravikumar - Online Application No. VSHLT9VW /2024, Dated: 05.03.2024
3. Director of Town and country planning Office, Chennai Letter No VSHLT9VW /2024/TCP6, Dated: 20.08.2024 (Road Pattern Issued)
4. Applicant Mr. Mr. S. Paramaguru & Mr. P. Ravikumar, Letter dated Gift deed (Local Body) document No. 2692/2024, Dated: 02.09.2024, and Gift deed (TANGEDCO) document No. 2694/2024, Dated: 02.09.2024.
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.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.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020. 9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022. 10. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017 11. Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/ 9392/ 2023, dated:16.10.2023
12. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3, Dated: 07.01.2022.
15. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
16. Demand payment Request letter dated: 16.09.2024 (Requiring payment of Centage Charge, Sub division charge & Development Charge).
17. Applicant Mr. Mr. S. Paramaguru & Mr. P. Ravikumar, letter dated 18.09.2024 (Payment of Centage Charge, Sub division charge & Development Charge).

With reference to the letter in the 2nd cited, applicant has requested for the approval of residential layout in – Thoothukudi District – Ottapidaram Taluk – Ottapidaram Panchayat Union – Jambulingapuram Panchayat / Village – 152/2A3 and 152/2D – Extent of 5.00 Acres (or) 20252.00 Sq.m forwarded to Director of Town and Country Planning for Concurrence.
In the continuation to that the application was forwarded to Director of Town and Country Planning for Concurrence with reference to the letter 3rd cited, road pattern for the residential layout has been issued by the Director on 20.08.2024. Further the applicant has gifted road and road splay and park areas to the concerned local body by a registered gift deed on 02.09.2024. Hence, the technical clearance issued for the

residential layout is given by Director of Town and Country Planning, Chennai Order No. Roc no. VSHLT9VW /2024/TCP6, Dated: 11.09.2024 with following conditions.
1.As per the condition, Technical Concurrence has been issued for the Residential Layout with number LP/DTCP No.64/2024. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed cited in the reference 4 to the concerned local body
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 is issued by the local body, it is requested to send the approved residential layout map to the concerned registration department office and land survey department for appropriate information and action.
4.It is also requested to send acknowledgment of receipt of maps and proceeding orders.
5.As per the 14th cited circular, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions
1.a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the site is located in the Municipal/Corporation areas, only after Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants, 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, Local bodies 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 12th cited and 13th cited letter, the concerned local body must issue the final approval after transfer of earmarked road, park areas in favour of concerned 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 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 Regulatory Authority. The applicant is hereby requested to follow the protocols as per instruction given by TNRERA.
4.According to the Circular no.12544/14/CB dated 04.07.2014, it is informed that the Directorate of Town and Country Planning Department has not legally certified the title of 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 dispute rises on individual rights, they can settle it before the appropriate competent court of law. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
5.Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold even after a time period of 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.
6.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)
7.As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 30378.00, Dated: 05.03.2024, Centage Charges - Rs. 33600.00, Dated: 18.09.2024, Sub division charge – Rs. 44800.00, Dated: 18.09.2024, Development Charges – Rs. 40504.00, Dated: 18.09.2024
Enclosure:
Layout Original Map and Condition - 2 sets and Gift deed (Local Body) document No. 2692/2024, Dated: 02.09.2024 – Original
Copy to
1. Mr. S. Paramaguru & P. Ravikumar,
8/70, Middle street, Solaicheri, Pandappuli,
Tenkasi – 627753

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

4.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

5.Tahsildar,
Ottapidaram 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 (TANGEDCO) document No. 2694/2024, Dated: 02.09.2024-(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	30378	05/03/2024
2	OSR Fee		
3	Centage Charges	33600.00	18/09/2024
4	Development Charges	40504.00	18/09/2024
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

Signature valid

Signed by: Assistant Director
Location:Thoothukkudi
Date:2024.09.23 18:23:28

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: VSHLT9VW /2024 / TCP6

Sub: Layout - Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Residential Layout - Comprised Survey Nos.152/2A3 and 152/2D of Jambulingapuram Panchayat / Village – Ottappidaram Panchayat Union – Ottappidaram Taluk - Thoothukudi District - Site Extent of 5.00 Acre – Residential Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. The Layout Proposal received through online vide Thiru.S.Paramaguru and other reference VSHLT9VW / 2024 / TCP6, dated:05.03.2024
2. The Assistant Director, Thoothukudi District Town and Country Planning office Inspection Report of Online Application No.VSHLT9VW/2024, dated: 08.03.2024.
3. Online Application No. VSHLT9VW / 2024 / TCP6, dated: 20.08.2024 (Road pattern issued)
4. OSR, Road Gift, TANGEDCO and Local Body reservation Gift Deed No.2692/2024, 2694/2024, dated: 02.09.2024.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
7. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
10. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.

11. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Assistant Director of Thoothukudi District Town and Country Planning office has recommended the proposal with site inspection remarks. Based on the Assistant Director of Thoothukudi District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **ம.வ / ந.ஊ.இ.எண்.64/2023.** The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body and TANGEDCO.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1. a) With reference to the 6th, 7th and 9th 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favor of 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. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 8th cited G.O. the Assistant Director of Thoothukudi Town and Country Planning Office should issue the

Planning Permission after collection of the centage charges and other charges.

7. 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.

Director of Town & Country Planning

To

Assistant Director,

District Town and Country Planning Office,

Thoothukudi.

Signature valid

Signed by: Director
Location:null
Date:2024.09.11 19:40:27