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Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. MCU90APA/THOOTHUKUDI/TCP/2023/2023/TCP Date : 19/10/2023

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Commissioner,
Thoothukudi Corporation,
Thoothukudi district.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Authority - Thoothukudi Corporation – Sankaraperi Village – Sankaraperi Detailed Development Plan No.8 – S.F.No. 278,280,281,282, and 283/2 – Site Extent of 74800.00 Sq.m.(18.48 Acres) - Planning Permission issued - forwarded for further action – Regarding.

Ref :
1. The Directorate of town and Country planning office chennai Technical clearrence online letter, No: MCU90APA /2023 / TCP6 dated, 18/10/2023
2. Applicant Thiru T Panguraj Online Application No. MCU90APA/ TCP / 2023,Dated: 21.07.2023.
3. Directorate of Town and Country Planning Office ,no MCU90APA/ TCP 6/ 2023 Road Pattern Issued on dated: 03.10.2023.
4. Applicant Thiru. T. PangurajLetter dated Gift deed (Local Body) document No. 4384/2023, dated: 12.10.2023 and Gift deed (TANGEDCO) document No. 4385/2023, dated: 12.10.2023.
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. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 18.10.2023 (Requiring payment of Centage Charge).
15. Applicant Thiru .T. Panguraj letter dated 18.10.2023 (Payment of Centage Charge and development charge).
16. LPA resolution No.12 dated 15.11.2022.

With reference to the letter in the 2nd cited, applicant has requested for the approval of residential layout Thoothukudi District, Thoothukudi Taluk, Thoothukudi local planning Authority, Thoothukudi Corporation, Sankaraperi Village, Sankaraperi Detailed Development Plan No.8, S.F.No. 278,280,281,282 and 283/2 Site Extent of 74800.00 Sq.m.(18.48 Acres) forwarded to DTCP chennai for approval.

In the continuation, with reference to the letter in the 1st cited, Directorate of Town and country planning office chennai Technical clearance online letter, No: MCU90APA /2023 / TCP6 dated 18/10/2023. 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/LAYOUT NO.

90/2023 &
PLANNING PERMISSION THOOTHUKUDI LPA NO: 38/2023 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 proceedings to this office immediately.
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 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 of planning 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 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, area reserved for public purpose in favor 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 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. 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 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.
5. As per TNCDBR 2019 the following fee and charges are collected as follows

Scrutiny Charges - Rs. 112177.00, Dated: 21.07.2023
Centage Charges - Rs. 110700.00, Dated: 18.10.2023
Development Charges - Rs. 149600.00, Dated: 18.10.2023

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document No. 4384/2023, dated: 12.10.2023 (Original)

Copy to
1. Thiru. T. Panguraj,

44A, Krishnarajapuram 4th 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,
Joint 1 Thoothukudi 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. 4385/2023,
dated: 12.10.2023 (Original).

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	112177	21/07/2023
2	OSR Fee		
3	Centage Charges	110700.00	18/10/2023
4	Development Charges	149600.00	18/10/2023
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: 2023.10.19 18:35:23

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: MCU90APA /2023/TCP6

Sub: Layout - Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Layout - Comprised in Survey No. 278, 280, 281, 282 and 283/2 of Sankaraperi Village - Thoothukudi Corporation - Sankaraperi Detailed Development Plan No.8 - Thoothukudi Local Planning Area - Thoothukudi Taluk - Thoothukudi District - Site Extent – 18.48 Acre (74,800 Sq.m) – Residential Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. The Layout Proposal received through online vide reference MCU90APA / 2023 / TCP6, dated: 21.07.2023.
2. The Assistant Director, Thoothukudi District Town and Country Planning office Inspection Report of Online Application No. MCU90APA / 2023, Dated: 26.07.2023.
3. Online Application No. MCU90APA / 2023 / TCP6, dated: 03.10.2023 (Road pattern issued)
4. Applicant Mr.T.Panguraj, Gift Deed No. 4384/2023, 4385/2023, Dated: 12.10.2023.
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 மவ / நஉஅ.இ.எண். **90/2023.** 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: 2023.10.18 14:34:43



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