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

AA Complex, Public office road, Nagapattinam

ROC No. D1T7G995/2025/TCP Date : 19/05/2025

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Executive Officer,
Velankanni Town Panchayat,
Nagapattinam Taluk,
Nagapattinam District.

Sir/ Madam,

Copy to:
Tvl.RAVINDRAN and UMAJAYANTHI
NO. 10 / 34, SIVAN NORTH VEETHI,
VELANKANNI,NAGAPATTINAM.

Sub : Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – Velankanni Town Panchayat, S.F.No. 34/14, 21A, 21B of Kilvelur Taluk, Nagapattinam district - extent 2.11 Acre Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Tvl.RAVINDRAN and UMAJAYANTHI, Letter Dated:19.02.2025.

2. District Town and country planning Office, Nagapattinam District Letter No. D1T7G995 / 2025 / TCP (Road pattern issued ondated: 12.04.2025).

3. JD Agri, Nagapattinam Noc Letter No. E1/0180/2024, dated. 08.01.2024.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020

5. Applicants Tvl.RAVINDRAN and UMAJAYANTHI, Letter Dated: 16.05.2025. (Gift deed document no.1282/2025, dt.15.05.2025).

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, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of MunicipalAdministration and Water Supply, 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, Dated.16.05.2025. (requiring payment of Centage Fee, Display Board Fee).

15. Applicants Tvl.RAVINDRAN and UMAJAYANTHI, Letter, Dated:16.05.2025. (Payment of Centage Fee, Display Board 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 Nagapattinam District – Velankanni Town Panchayat, S.F.No.
34/14, 21A, 21B of Kilvelur Taluk, Nagapattinam district - extent 2.11 Acre 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 10.03.2025 Further the
applicant Tvl.RAVINDRAN and UMAJAYANTHI, has gift deed the road, road splay areas has been handed over to the Velankanni Town Panchayat on 15.05.2025 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 L.P. / D.T.C.P. (Nag) No.03/2025 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.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive
Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.
On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road
boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

7. Site Boundary is Different From FMB & Site Based on Applicant Affidavit As per site condition Issuing Layout Pattern if any issue come applicant is to clear the
problem.

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 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 8548.00 Sqmt. (or) 2.11 Acre
No.of Plots : 34nos
Gifted Over to Local Body:
Layout Road : 2164.77 sqmt
Park : 645.74 sqmt
Public Purpose : 34.19 sqmt
TANGEDCO Purpose: 33.54 sqmt

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 | 12822 | 22/04/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 10800.00 | 16/05/2025 |
| 4 | Development Charges | 17096.00 | 16/05/2025 |
| 5 | Display Board Charges | 1500.00 | 16/05/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 14400.00 | 16/05/2025 |

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

Nagapattinam District.

Enclosure

1.Layout original map and Condition – 2 set

*Signature Not Verified*

*Signed by: Deputy Director*
*Location:Nagapattinam*
*Date:2025.05.19 16:46:01*