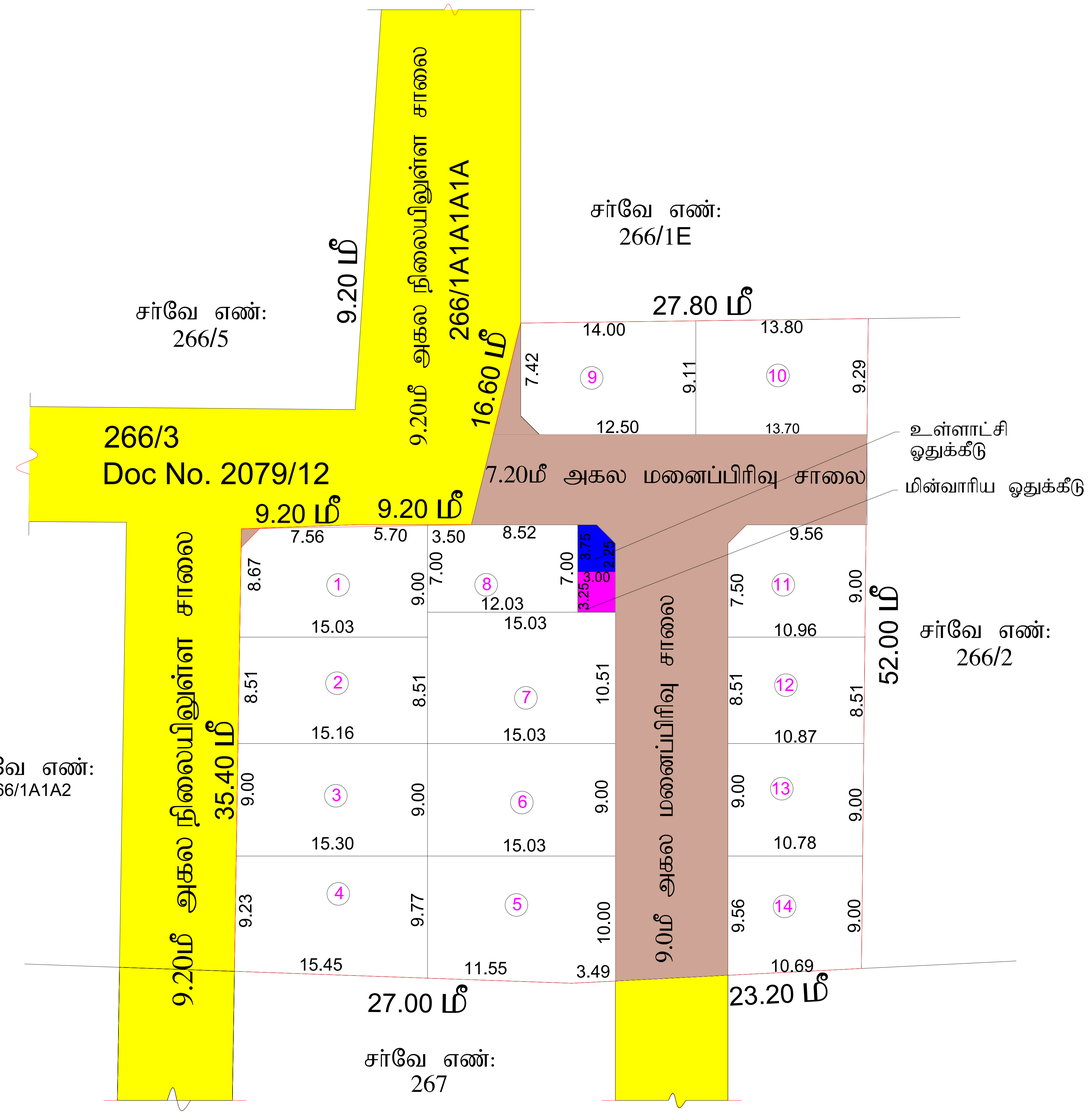
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
ஆறுமுகநேரி பேரூராட்சி,

தூத்துக்குடி மாவட்டம், திருச்செந்தூர் வட்டம், ஆறுமுகநேரி பேரூராட்சி , கந்தசாமிபுரம் கிராமம் , நில அளவை எண் : 266/4 -ல் அமையும் குடியிருப்பு மனைப்பிரிவின் தொழில்நுட்ப ஒப்புதல் வரைபடம்.

இணையதள பதிவு எண் : YQQ7WP58/THOOTHUKUDI/2025
அளவு : 1:100

வ



மா.வ./ம(தி)எண்: 23/2011

குறிப்பு:

மனைப்பிரிவின் மொத்த பரப்பு	=	2310.00 ச.மீ. (0.5706 ஏக்கர்)
உத்தேச மனைப்பிரிவு சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பு	=	562.17 ச.மீ.
சாலை நீங்கலாக மனைகளின் பரப்பு	=	1747.83 ச.மீ.
கோரிய மனைகள்	=	15
ஒதுக்கப்பட்ட மனைகள்	=	14
மனைப்பிரிவு இடத்தின் எல்கை		
நிலையில் உள்ள சாலை		

பொது ஒதுக்கீடுகள்:

உத்தேச மனைப்பிரிவு சாலை		
A. உள்ளாட்சி ஒதுக்கீடு	: 10.12 ச.மீ. (0.55%)	
B. மின்வாரிய ஒதுக்கீடு	: 9.75 ச.மீ. (0.53%)	

நிபந்தனைகள்:

1) அரசாணை எண்:18 மற்றும் 16 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை 04.02.2019 மற்றும் 30.01.2020-ல் பரிசீலிக்கப்பட்டதில் அரசாணை வீட்டுவசதி மற்றும் நகர்புற வளாச்சி (UD4(1))துறை-ன் அரசாணை எண்-181, நாள் 09.12.2020 படி ஒத்திசைவிற்கு மனைப்பிரிவிற்கான சாலை, பூங்கா மற்றும் உள்ளாட்சிக்கு ஒப்படைக்கப்பட வேண்டிய பொது ஒதுக்கீடு பகுதிகளை உள்ளாட்சிக்கு தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளது.

2) இம்மனைப்பிரிவிற்கு ஊராட்சியால் இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தில் எந்தத்துறையாலும் நில ஆர்ஜித நடவடிக்கை எடுக்கபடவில்லை என்றும் நில ஆர்ஜிதம் செய்து தரக்கோரி மாவட்ட வருவாய் அலுவலரிடமிருந்து உத்தேசங்கள் ஏதும் பெறப்படவில்லை என்றும் உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.

3) நில உரிமம் குறித்து சமர்ப்பிக்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைப்பிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின், இம்மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன் அறிவிப்புமின்றி இரத்து செய்யப்படும்.

4) இணையதள பதிவு எண். YQQ7WP58/THOOTHUKUDI/2025 -ல் கண்டுள்ள நிபந்தனைகள் அனைத்தும் பொருந்தும்.

SWP / DTCP / THOOTHUKUDI / LAYOUT NO: 103/2025

நகர் ஊரமைப்பு உதவி இயக்குநர்
தூத்துக்குடி மாவட்டம்
தூத்துக்குடி

வரைவாளர் - III

மேற்பார்வையாளர்/வ.நி - II

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. YQQ7WP58/THOOTHUKUDI/2025/2025/TCP Date : 28/06/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Executive officer,
Arumuganeri Town Panchayat,
Tiruchendur Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Tiruchendur Taluk – Arumuganeri Town Panchayat – Kandasamypuram Village – S.F.No. 266/4 Site Extent of 2310.00 Sq.m (0.5706 Acres) - Technical Clearance issued - forwarded for further action - Regarding.

Ref :
1. Applicant Tmt. J. Jency Rajakumari, Online Application No. YQQ7WP58, Dated: 07.06.2025
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 19.06.2025
3. Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/5621/2025, Dated: 13.06.2025
4. Applicant, Tmt. J. Jency Rajakumari, Letter dated Gift deed (Local Body) document no. 2169/2025, dated: 25.06.2025 and Gift deed (TANGEDCO) document no. 2171/2025, dated:25.06.2025
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.79, Housing and Urban Development Department, Dated: 04.05.2017
8. 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.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 27.06.2025 (Requiring payment of Centage, Development & Sub division Charges).
16. Applicant Tmt. J.Jency Rajakumari, letter dated 27.06.2025 (Payment of Centage, Development & Sub division Charges).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout, Thoothukudi District, Tiruchendur Taluk, Arumuganeri Town Panchayat, Kandasamypuram Village, S.F.No. 266/4 Site Extent of 2310.00 Sq.m (0. 5706 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 19.06.2025 Further the applicant has

submitted gift
deed of road and road splay areas by handing over to the local body on 25.06.2025, 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.103/2025 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 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 12th 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 9th cited and 10th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 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 11thcited and 12thcited 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. 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 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. 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, is 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. 3465.00, Dated: 07.06.2025
OSR Charges - Rs. 9613.00, Dated: 25.06.2025
Centage Charges - Rs. 5400.00, Dated: 27.06.2025
Development Charges - Rs. 4620.00 Dated: 27.06.2025
Sub division Charges - Rs. 7200.00, Dated: 27.06.2025

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 2169/2025, dated: 25.06.2025 (Original).

Copy to

1 Tmt.J. Jency Rajakumari,
4/95, Peyanvilai,
Krishnapuram, Arumuganeri,
Tiruchendur Taluk.

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

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

5.Tahsildar,
Tiruchendur 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. 2171/2025, dated: 25.06.2025 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3465	07/06/2025
2	OSR Fee	9613	25/06/2025
3	Centage Charges	5400.00	27/06/2025
4	Development Charges	4620.00	27/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7200.00	27/06/2025

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 Not Verified

Signed by: Assistant Director
Location:Thoothukkudi
Date:2025.06.28 13:30:22

Layout Application - Final Approval Letter

Roc No: 511/2025 **Date:** 9/3/25 3:48 PM

From:

Executive officer

133A, L.F.Road, Arumuganeri-628 202

To :

Tmt. Jency Rajakumari,
Penyanvelai, Krsishnapuram

Online Application Number: YQQ7WP58

Sir/ Madam,

Sub :

Subdivision Approval - Thoothukudi District - Arumuganeri Special Town Panchayat - Kandasamypuram Village Land Survey No. 266/4 has divided the vacant land measuring 2310 sq.m. (0.57 acres) into residential areas (flats) and established a subdivision - Technical approval granted - Issuance of subdivision approval - Regarding.

Ref :

1. Application of the petitioner Mrs. Jency Rajakumari, Payanvilai, Krishnapuram dated. 28.06.2025
2. Technical Approval No. YQQ7WP58/ THOOTHUKUDI / 2025 / TCP, dated.28.06.2025
3. Resolution No. 227 of the Arumuganeri Town Panchayat Council dated. 28.07.2025
4. Circular letter of the Director of Town and Country Planning, Chennai, No. 19799/2020 dated 24.12.2020
5. Government Order No. 138, Housing and Urban Development Department, dated 04.06.2004
6. Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017
7. Joint Director, Agriculture Department, letter No. 3/8603/2021 dated 03.09.2021
8. Government Order No. 18, Municipal Administration and Drinking Water Supply Department, dated 04.02.2019 and Government Order No. 16, Municipal Administration and Drinking Water Supply Department, dated 30.01.2020
9. Government Order No. 141, Housing and Urban Development Department (Nov.4(1) Dated. 23.09.2020
10. Government Order No. 181, Housing and Urban Development Department (Nov.4(1)

Dated. 09.12.2020
11. Government Letter No. 19113/Nov.4(3)/2017-1, Housing and Urban Development Department, Dated 30.08.2017
12. City Planning Commissioner, Chennai's Circular No. 13686/2017 L A1, Dated 08.09.2017
13. City Planning Director, Chennai Circular Letter
Nov.4367/2019 P A2 Dated 14.10.2019
14. City Planning Director, Chennai Circular Letter No. 4367/
2019 B A2 Date 05.02.2020

Body:

In the Arumuganeri Special Town Panchayat area of Thoothukudi District, Kandasamypuram Village, Land No. 266/4, the vacant land with an area of 2310 sq.m. (0.57 acres) has been divided into 14 residential plots and the roads have been handed over to the Urban Panchayat as per the details in the deed records, subject to all the conditions specified in the technical permission granted as per view 2, and the land has been handed over to the Urban Panchayat for the maintenance of the Urban Panchayat in the future.
It has been decided to grant the approval of the subdivision as per the resolution of the Arumuganeri Town Panchayat Council as per view 3.Therefore, since the procedures for approving the subdivision have been made by the land owner, the approval of the subdivision is granted and an order is issued for the approval of the subdivision only for the 14 residential plots listed in the above field number, subject to the following additional conditions.
Conditions
1. Approval should be made by placing a billboard indicating the technical permission and the number of the land granted and taking a photograph.
2. After the approval is granted or after the technical approval is obtained, no change in the dimensions of the land subdivision shall be made without the prior approval of the Deputy Director of Town and Country Planning, Thoothukudi.
3. The land owner shall subdivide the areas handed over to the Town Panchayat (through deed registration) at the subdivision office and hand them over to the local government or the land owner shall write and sign a deed of consent to the subdivision through the Town Panchayat after paying the cost of this to the Town Panchayat.
4. When constructing a house on the flats for which subdivision approval has been granted, the concerned flat owners shall submit separate plans and obtain building approval from the Town Panchayat. The land owner shall advise the land owner at the time of sale that the areas handed over to the Town Panchayat or the government through a donation deed shall not be leased out, the land owner shall not sell the flats or take them as his own. The land owner shall have no right in this.

Executive officer

Signature Not Verified
Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.09.03 15:48:06