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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001



ROC No. 8HUOVFFN /2024/2024/TCP

Date : 22/10/2024

From:

Joint Director / Deputy Director / Assistant Director
Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Executive Officer
Aralvaimozhi Town Panchayat
Aralvaimozhi
Kanyakumari District.

Sir/ Madam,

Sub : HACA-Residential Layout - Office of the District Town and Country planning, Kanyakumari District - Thovalai Taluk, Aralvaimozhi Town Panchayat, Aralvaimozhi South Village,R.S.Nos. 782/2A,3,and 782/4- Extent 22300.00 Sq.mts (5.51 acres) - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicant Thiru. R.Subramaniam, Online Application No.8HUOVFFN /2024, Dated:03.07.2024
2. The Assistant Director, Kanniyakumari District Town and Country Planning Office Inspection Report, Dated:11.07.2024.
3. Online Application No. 8HUOVFFN / 2024 / TCP6, dated: 30.09.2024 (Road pattern issued)
4. OSR, Road Gift , TANGEDCO and Local Body reservation Gift Deed No. 1579/2024, 1580/2024, Dated: 08.10.2024.
5. The Director of Town and Country Planning plot pattern Technical Concurrence issued Dated:14.10.2024
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Government Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department, dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. Circular from the Director of Town and Country Planning , ROC No: 320/2022/TCP-3, dated 07-01-2022.
14. Executive Engineer, Agriculture Engineering Department, Nagercoil, NOC letter No.B/2802/2021, Dated:18.10.2022.
15. Chief Engineer, Agriculture Engineering Department, Chennai, NOC letter No. MPB(Ka)1/11498/2024, Dated:21.05.2024.
16. Principal Chief Conservator of Forests, Chennai, Hill area conservation Authority Clearance, Letter Ref.K.Dis.No.TS4/18344/2022, Dated:30.11.2022.
17. Principal Chief Conservator of Forests, Chennai, Hill area conservation Authority Clearance, Letter Ref.K.Dis.No.TS4/18341/2022, Dated:24.01.2023.
18. Deputy Director, Geology and Mining, Nagercoil, Kanniyakumari District, NOC Rc.No.104/G&M/2022 & 105/G&M/2022 , Dated: 06.04.2022.
19. Revenue Divisional Officer, Nagercoil, NOC Letter K.Dis.B4/5389/2021, Dated:18.05.2022.
20. Joint Director, Agriculture – Farmers Welfare Department, Letter No.Mathi1/5694/2024, Dated:28.06.2024.
21. 83rd Hill area conservation authority meeting agenda no.7, Dated:29.08.2024.
22. Demand payment Request Letter, Dated: 16.10.2024 for Centage charges,Development charges and Sub division charges.
23. Applicant Thiru. R.Subramaniam, remittance Letter, Dated: 17.10.2024 for Centage charges,Development charges and Sub division charges.

With reference to the 1st Cited letter, applicant has requested for the approval of the proposal for Residential Layout with an extent of 22300.00 Sq.mts (5.51 acres) in R.S.Nos.

782/2A,3, and 782/4- of Aralvaimozhi South Village, Aralvaimozhi Town Panchayat, Thovalai Taluk and Kanyakumari District.

In the continuation, with reference to the 3rd cited letter, road pattern for residential layout has been issued by the directorate on 30.09.2024. Further the Applicant

Thiru.R.Subramaniam has gift deed the road, road splay, park and public purpose area has been handed over to the local body on 08.10.2024 . Hence, this residential layout has been approved with below conditions.

1. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is ./.... 72/2024 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.

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

3. 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.

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 Tamil nilam website Special Conditions

Special Conditions:
1.a) With reference to the 7th ,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 applicant 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, public purpose area S.F.No sub-division in favour 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.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)

6.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.

7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously

8. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to

1. Thiru.R. Subramaniam
Aralvaimozhi south,
Thovalai,
Kanyakumari 629 301.

2. Office Record



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	33450	03/07/2024
2	OSR Fee		
3	Centage Charges	23700.00	17/10/2024
4	Development Charges	44600.00	17/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	31600.00	17/10/2024



Enclosure

1.Layout original map and Condition – 2 set

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

Kanniyakumari District.

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2024.10.22 13:11:48





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