PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. K3OGKKIC/2024/2024/TCP Date : 20/09/2024

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

ESAKKIMUTHUKUMAR D,No.17, PILLAMAR STREET, THISAIYANVILAI, TIRUNELVELI -627657,,

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thiruchendur Taluk – Udankudi Town Panchayat – Kalankudiyiruppu Panchayat & Village – 45/1 and 45/2A – Extent of 7.65 Acres (or) 31000.00 Sq.m - Technical Clearance issued - Forwarded for further action - Regarding

Ref : 1.Director of Town and Country Planning, Chennai Order No. Roc No. K3OGKKIC /2024/TCP6, Dated: 11.09.2024
2.Applicant Mr. D. Esakkimuthukumar - Online Application No. K3OGKKIC /2024, Dated: 26.06.2024
3.Director of Town and country planning Office, Chennai Letter No. K3OGKKIC /2024/TCP6, Dated: 14.08.2024 (Road Pattern Issued)
4.Applicant Mr. D. Esakkimuthukumar, Letter dated Gift deed (Local Body) document No. 2668/2024, Dated: 30.08.2024, and Gift deed (TANGEDCO) document No. 2669/2023, Dated: 30.08.2024.
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. T3/3368/2024, Dated: 09.05.2024
12.Thasildar, Ottapidaram NOC letter No: AA1/847/2024, Dated: 15.03.2024.
13.Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15.Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3, Dated: 07.01.2022.
16.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
17.Demand payment Request letter dated: 13.09.2024 (Requiring payment of Centage Charge, Sub division charge & Development Charge).
18.Applicant Mr. Esakkimuthukumar, letter dated 16.09.2024 (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 – Thiruchendur Taluk – Udankudi Town Panchayat – Kalankudiyiruppu Panchayat & Village – 45/1 and 45/2A – Extent of 7.65 Acres (or) 31000.00 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 14.08.2024. Further the applicant has gifted road and road splay and park areas to the concerned local body by a registered gift deed on 30.08.2024. Hence, the technical clearance issued for the residential layout is given by Director of Town and Country Planning, Chennai Order No. Roc no. K3OGKKIC

/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.59/2024. 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 15th 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 13th cited and 14th 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. 46500.00, Dated: 02.04.2024, Centage Charges - Rs. 37800.00, Dated: 16.09.2024, Sub division charge – Rs. 50400.00, Dated: 16.09.2024, Development Charges – Rs. 62000.00, Dated: 16.09.2024
Enclosure:
Layout Original Map and Condition - 2 sets and Gift deed (Local Body) document No. 2668/2024, Dated: 30.08.2024 – Original
Copy to
1. Mr. D.Esakkimuthukumar,
No.17, Pillamar Street,
Thisaiyanvilai,
Tirunelveli-627 657.

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

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

5.Tahsildar,
Thiruchendur 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. 2669/2023, Dated: 30.08.2024 - (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	46500	02/04/2024
2	OSR Fee		
3	Centage Charges	37800.00	16/09/2024
4	Development Charges	62000.00	16/09/2024
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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.