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Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002

ROC No. 492K8YVO/THOOTHUKUDI/20 / 2022 / TCP Date 17/08/2022

From

Joint Director / Deputy Director / Assistant Director
51,West car street, Thoothukudi- 628 002.

To :

Saravanan and Kunnimalairaja,9/19/A10, G.K nagar, Mandithoppu Road Kovilpatti,KR complex, AKS Theator Road, Kovilpatti,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of the Assistant Director of town and country planning. -Thoothukkudi district-Sivalarpatti Village,Vilathikulam Taluk- S.F.No:209/2A extent of 6106 Sqm.(1.51acre) - Technical clearance

Ref : 1.Applicants Mr.Saravanan and Kunnimalairaja and Mr.Letter, Dated: 06.07.2022

2.District Town and country planning Office,Thoothukkudi District Letter No. 492K8YVO/THOOTHUKUDI/2022/TCP.(Road pattern issued on dated: 13.07.2022).

3.Joint Director Agriculture department, Letter No.3/6195/2022 Dated: 15.06.2022

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

5.Applicants Mr.Saravanan and Kunnimalairaja Letter, Dated: 06.07.2022 .(Gift deed document no 1531/2022 and 1532/2022,dated:08.08.2022).

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 Municipal Administration and Water Supply, dated: 31.01.2020.

9.G.O.141, Housing and Urban Development Department, Dated: 28.09.2020

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: 13.08.2022 (requiring payment of Centage Fee, OSR Guideline Value Fee).

15.Applicants Mr.Saravanan and Kunnimalairaja Letter, Dated:13.08.2022 .(Payment of Centage Fee, OSR Guideline Value 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 inThoothukkudi district Vilathikulam taluk, Pudur Panchayat Union, sivalarpatti Panchayat,Village comprasing of S.F.No. 209/2A to an extent of 6106.00Sqmt(1.51 acres) 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 13.07.2022. Further the applicant Tr. Saravanan and kunnimalairaja have gift deed the road, road splay and park areas has been handed over to the sivalarpatti local body on .08.08.2022. 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 SWP/DTCP/THOOTHUKUDI/LAYOUT NO:008/2022 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.

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

(25) (130)

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-227 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.

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

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S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	9159	12/01/0014
2	OSR Fee	2797	13/08/2022
3	Centage Charges	9300.00	13/08/2022
4	Flag Day fund		
5	Development Charges		
6	Display Board Charges		
7	Satellite town charge		

GOVERNMENT OF TAMIL NADU

Document certified by Velmurugan P.
Signed by: Assistant Director
Location: Thoothukkudi
Date 2022.08.17 [illegible]6

Enclosure

1. Layout original map and Condition – 2

Joint Director/Deputy Director(i/c)

Thoothukkudi District.

(1/33/264)

தலைவர் சிவலார்பட்டி ஊராட்சி அவர்களின் செயல்முறை ஆவணங்கள்

முன்னிலை திரு.M.சக்திவேல்

பாம.க.எண் : 8/2022

பொருள்: புதூர் ஊராட்சி ஒன்றியம், சிவலார்பட்டி ஊராட்சி சர்வே எண்.209/2A ல் அமைந்துள்ள 6106 ச.மீ பரப்பளவு மனைப்பிரிவிற்கு சிறப்பு நிபந்தனைகளுடன் ஒப்புதல் வழங்கி ஆணையிடப்படுகிறது.

பார்வை : 1) அரசாணை எண் 79 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி (நு.வ.4(3) துறை நாள் 04.05.2017

2) அரசாணை எண் 18 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி துறை நாள் 04.02.2019

3) நகர் ஊரமைப்பு துணை இயக்குநர் (பொ), தூத்துக்குடி மாவட்டம் நகர் ஊரமைப்பு அவர்களின் கடித எண் 11.07.2022 தூமா(அ-2)

4) M.சரவணன், V.குன்னிமலைராஜா, கோவில்பட்டி.

ஆணை :

புதூர் ஊராட்சி ஒன்றியம், சிவலார்பட்டி ஊராட்சி சர்வே எண் 209/2A அமைந்துள்ள 6106 ச.மீ பரப்பளவு மனைப்பிரிவு வரைபடத்திற்கு உள்ளாட்சி இறுதி ஒப்புதல் வழங்குவது தொடர்பாக பார்வை ன் படி தூத்துக்குடி மாவட்டம் நகர ஊரமைப்பு துணை இயக்குர் அவர்களின் கடிதம் 17.08.2022 ன்படி தூ மா ஆ எண் 8/2022 எண்ணிடப்பட்டு சிறப்பு நிபந்தனைகளுடன் தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது . மேற்படி கடிதத்தில் மனைப்பிரிவுகள் அமைந்துள்ள சர்வே எண்களின் சந்தை மதிப்பீட்டில் 3% உரிய அரசு தலைப்பில் செலுத்திடவும் திட்டமில்லாத பகுதிக்கான நில உபயோகமற்ற விதிகள் 2017 விதி 3ன் படி கூறாய்வு கட்டணமாக மனை ஒன்றுக்கு ரூ1000/- வீதம் 31 மனைகளுக்கு ரூ.31,000/- சிவலார்பட்டி ஊராட்சி பல்வகை ரசீது எண் 000087 நாள் 17.08.2022 செலுத்தப்பட்டுள்ளது. மேற்படி சர்வே எண்களின் சந்தை மதிப்பின் தொகையில் 3% தொகை ரூ.4950/- ரசீது எண் 000088 நாள் 17.08.2022அரசு கணக்கில் செலுத்தப்பட்டுள்ளது.

எனவே உரிய கட்டணங்கள் செலுத்தப்பட்டுவிட்டதால் சிவலார்பட்டி ஊராட்சி மற்றும் கிராம சர்வே எண் .209/2A ல் அமையும் 6106 ச.மீ மனைப்பிரிவிற்கு பார்வை 3ல் கண்ட கடிதத்தின் உள்ள சிறப்பு நிபந்தனைகளுடன் ஒப்புதல் வழங்கி ஆணையிடப்படுகிறது.

M. சக்திவேல்

தலைவர்

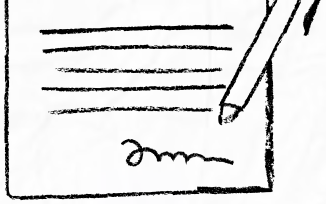
சிவலார்பட்டி ஊராட்சி

சிவலார்பட்டி ஊராட்சி

பெறுநர்

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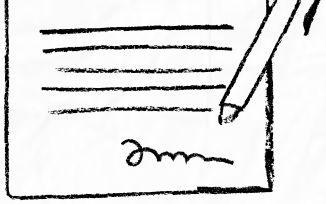
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