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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

AA Complex, Public office road, Nagapattinam

ROC No. ZIVQ4CUC (28371) /2024/TCP Date : 18/07/2024

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Prisident
Agarakontagai Village Panchayat
Thirumarugal Panchayat Union Nagapattinam District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Nagapattinam - The proposal for Residential Layout with an extent of 6632.00 Sq.m in S.F.No.90/3B,4A2 Agarakontagai Village and Panchayat, Thirumarugal Panchayat union , Nagapattinam Taluk and Nagapattinam District-Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr.R.Ganesh Application Ref No. ZIVQ4CUC/2024 (28371) dated 21.06.2024
2. District Town and country planning Office, Nagapattinam District Letter No.ZIVQ4CUC/2024 (28371) Road pattern issued on dated:
12.07.2024
3. Joint Director, Agricultural Department, Nagapattinam NOC Letter Roc No. E1/1090/2024, dated.13.02.2024 4.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020,
Dated:24.12.2020.
5.Applicant Mr.R.Ganesh Application Ref No. ZIVQ4CUC/2024 (28371) Dated:08.05.2024 (Gift deed document no.1715/2024, dated.
15.07.2024).
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: 23.09.2020
10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022 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:18.07.2024 (requiring payment of Centage Fee).
15. Applicant Mr.R.Ganesh Application Ref No.ZIVQ4CUC/2024 (28371) Letter Dated: 18.07.2024. (Payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was
directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide under reference
2nd cited above. On receiving the gift deeds vide under reference 5th cited above, and on receiving the payment

of charges such as Centage
charge vide under reference 15th cited above, the technical concurrence is issued to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and approved number issued as LP/DTCP (N.D) /SWP/04/2024 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 Tahsildar to update in Tamilnilam
website Special Conditions.
Special Conditions:-
1 As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under
9th cited above;
a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of
laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as
assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc, provided street lights as per the
standards prescribed by the local body in the case of other than corporation/municipalities.
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
conversion 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

6. 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.EWS plots Shall sell the plot only for
this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas other than corporations and Municipalities after a period
of three years. In such cases of amalgamation, the planning parameter for EWS areas shall not apply.

7. .As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.9948/-Dated:21.06.2024
Centage Charges: Rs.12000/- Dated. 18.07.2024

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout
Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above
two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential
use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of
the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be
obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout
plan shall be permanently published at the entrance of the layout without any change / release for public view through a 6' x 4' permanent
display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no
right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there
is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence
approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily
provided to the purchasers while selling plots for sale.

Deputy Director ,

District Town and Country Planning Office,
Nagapattinam District ,

COPY TO

1. Mr.R.Ganesh
   No.4A, Kanjakadai Street,
   Vanjiyur,
   Thirumalairayanpattinam,
   Karaikal District.

2. Assistant Director,
   Department of Land Survey and Records, Nagapattinam District.

3. The Chairman,
   Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II,
   1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9948	21/06/2024
2	OSR Fee		
3	Centage Charges	12000.00	18/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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 valid

Signed by: Deputy Director
Location:Nagapattinam
Date:2024.07.18 21:27:17

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.