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Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 0XWA0VOX /THOOTHUKUDI/2025/TCP Date : 18/02/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Block Development Officer,
Kootudankaadu Village/Panchayat
Thoothukudi Panchayat Union,
Thoothukudi Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Local Planning area - Thoothukudi Taluk – Thoothukudi Panchayat Union – Kootudankaadu Panchayat – Kootudankaadu Village - S.F.Nos. 88/9, 89/15, 89/16, 89/19, 89/20, 93/4A, 93/5, 93/6, 93/7B, 94/4A1, 94/4A3, 94/4A4, 94/4B1A, 94/4B3, 94/5,96/1A, 97/1A1A, 97/1A2A, 97/1A2C, 97/1A2D, 97/1A3, 102/1,103/1, 103/2, 103/3, 103/4, 103/5, 103/6, 103/7A, 104/1, 104/2, 104/3, 104/4, 104/5, 104/6, 104/7, 104/8, 104/10 - Site Extent: 37.66 Acres (152411.00 sq.m) - Technical Clearance issued – Forwarded for further action - Regarding

Ref : Director of Town and Country Planning, Chennai Order No. Roc No. 0XWA0VOX /2024/TCP6, Dated: 12.02.2025
2. Applicant M/s.Mountain Spinnig Mills Ltd, Online Application No. 0XWA0VOX / 2024, Dated: 04.12.2024
3. Director of Town and country planning Office, Chennai Letter No 0XWA0VOX /2024/TCP6, Dated: 31.01.2025 (Road Pattern Issued)
4. Applicant M/s.Mountain Spinnig Mills Ltd, Letter dated Gift deed (Local Body) document No. 694/2025, Dated: 04.02.2025, and Gift deed (TANGEDCO) document No. 695/2024, Dated: 04.02.2025.
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.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/ 8627/ 2024, dated:23.09.2024
12. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3, Dated: 07.01.2022.
15. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
16. Demand payment Request letter dated: 14.02.2025 (Requiring payment of Centage Charge, Sub division charge & Development Charge).
17. Applicant M/s.Mountain Spinnig Mills Ltd, letter dated 15.02.2025 (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, Thoothukudi Local Planning area, Thoothukudi Taluk,
Thoothukudi Panchayat Union, Kootudankaadu Panchayat, Kootudankaadu Village, S.F.Nos. 88/9, 89/15, 89/16, 89/19, 89/20, 93/4A, 93/5, 93/6, 93/7B, 94/4A1, 94/4A3, 94/4A4, 94/4B1A, 94/4B3,
94/5,96/1A, 97/1A1A, 97/1A2A, 97/1A2C, 97/1A2D, 97/1A3, 102/1,103/1, 103/2, 103/3, 103/4, 103/5, 103/6, 103/7A, 104/1, 104/2, 104/3, 104/4, 104/5, 104/6, 104/7, 104/8, 104/10, Site Extent:
37.66 Acres (152411.00 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 31.01.2025. Further the applicant has gifted road and road splay and park areas to the concerned local body by a registered gift deed on 04.02.2025. Hence,
the technical concurrence issued for the residential layout is given by Director of Town and Country Planning, Chennai Order No. Roc no. 0XWA0VOX /2024/TCP6, Dated: 12.02.2025 and Also The
Technical Clearance in Iussed by This office with following conditions.
1.As per the condition, Technical Concurrence has been issued for the Residential Layout with number LP/DTCP No. 12 /2025. 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 14th 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 12th cited and 13th 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. 228617.00, Dated: 04.12.2024,
Centage Charges - Rs. 192000.00, Dated: 15.02.2025,
Sub division charge – Rs. 256000.00, Dated: 15.02.2025,

Development Charges – Rs. 304822.00, Dated: 15.02.2025
Enclosure:
Layout Original Map and Condition - 2 sets and Gift deed (Local Body) document No. 694/2025, Dated: 04.02.2025 – Original
Copy to
1. M/s.Mountain Spinnig Mills Ltd
97/1A,Kootudankadu,
Mangalagiri,
Thoothukudi – 628 103.

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

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

5.Tahsildar,
Thoothukudi 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. 695/2025, Dated: 04.02.2025- (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	228617	04/12/2024
2	OSR Fee		
3	Centage Charges	192000.00	15/02/2025
4	Development Charges	304822.00	15/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	256000.00	15/02/2025

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 valid

Signed by: Assistant Director
Location:Thoothukkudi
Date:2025.02.18 18:02:31



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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