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Town and Country Planning Department(Planning Permission)

AA Complex, Public office road, Nagapattinam

ROC No. EXFB9HI2 (28296)/2024/TCP Date : 16/10/2024

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Exectutive Officer,
Thittacherry Town Panchayat,
Nagapattinam District,
Nagapattinam District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Nagapattinam - The proposal for Residential Layout with an extent of 4100.00 Sq.m in S.F. Nos: 21/17 and 21/19A at Thittacherry Village, Thittacherry Town Panchayat, Nagapattinam Taluk, Nagapattinam District -Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr.Sheik Abdul Majeed Application Ref No. EXFB9HI2 (28296) dated 23.08.2024
2. District Town and country planning Office, Nagapattinam District Letter No. EXFB9HI2 (28296) /2024/TCP Road pattern issued on dated: 20.09.2024
3. Joint Director, Agricultural Department, Nagapattinam NOC Letter Roc No. E1/3480/2024, dated.07.08.2024
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020. 5.Applicant Mr.Sheik Abdul Majeed Application Ref No. EXFB9HI2
(28296) Dated:15.10.2024 (Gift deed document no.2688/2024 dated. 14.10.2024).
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:15.10.2024 (requiring
payment of Payment of Centage Fee, Subdivision Fee, Development Charge).
15.Applicant Mr.Sheik Abdul Majeed Letter Ref No. EXFB9HI2 (28296) Dated: 16.10.2024 (Payment of Centage Fee, Subdivision Fee, Development Charges).
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 4th 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/08/2024 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.a) With reference to the 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 applicants 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.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-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 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.
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.

Assistant Director / Deputy Director(i/c)
District Town and Country Planning Office,
Nagapattinam District.

Copy to:

1.Mr.Sheik Abdul Majeed,
No. 3A, Muthaliyar Street,
Thittacherry, Nagapattinam Taluk,
Nagapattinam 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.

4. Thasildhar (Tamilnilam)
Nagapattinam taluk,
Nagpattinam District.

5.The Sub- Register
Nagoor Sub-Register Office,
Nagapattinam District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6150	23/08/2024
2	OSR Fee		
3	Centage Charges	5400.00	16/10/2024
4	Development Charges	4100.00	16/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7200.00	16/10/2024

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

Enclosure

1.Layout original map and Condition – 2 set



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Buying & Selling Services

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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