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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 24U83T0S/THOOTHUKUDI/2023/TCP Date : 05/12/2023

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Executive Officer,
Ettayapuram Town Panchayat,
Ettayapuram Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Ettayapuram Taluk – Ettayapuram Town Panchayat – Ettayapuram Village – S.F.No. 609/29B Site Extent of 2.37Acres or 9600.00Sq.m.- Technical Clearance issued - forwarded for further action - Regarding.

Ref :
1.Applicant Thiru. P.Balamurugan, Thiru K.Nagaraj, Thiru R.Subbaraj, Online Application No. 24U83T0S, Dated: 12.10.2023
2.District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 23.11.2023.
3.Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/2517/2023, Dated: 27.03.2023
4.Applicant Thiru. P.Balamurugan, Thiru K.Nagaraj, Thiru R.Subbaraj, Letter dated Gift deed (Local Body) document no. 3940/2023, dated: 28.11.2023 and Gift deed (TANGEDCO) document no. 3941/2023, dated:28.11.2023.
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.79, Housing and Urban Development Department, Dated: 04.05.2017
8.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.
9.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11.Government Letter No.19113/UD4(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.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15.Demand Payment Request letter dated 04.12.2023 (Requiring payment of Centage Charge).
16.Applicant Thiru. P.Balamurugan, Thiru K.Nagaraj, Thiru R.Subbaraj, letter dated 04.12.2023 (Payment of Centage Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Thoothukudi District – Ettayapuram Taluk– Ettayaouram Town Panchayat - Ettayapuram Village – S.F.No. 609/29B – Site Extent of 2.37Acres or 9600.00Sq.m.
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 23.11.2023. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 28.11.2023. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as

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SWP/DTCP/THOOTHUKUDI/LAYOUT NO.119/2023 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 proceedings 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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions
1.a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park, area reserved for public purpose in favor of concerned local body.
3.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

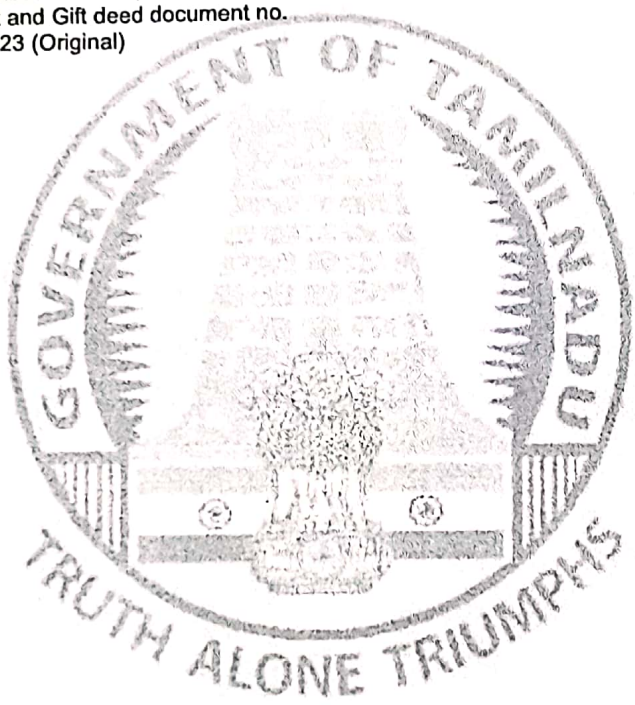
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 NonTaxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
4.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 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.
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, is any dispute arises over individual rights, 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:
Scrutiny Charges - Rs.14400.00, Dated: 12.10.2023
OSR Charges - Rs.34910.00, Dated: 29.11.2023
Centage Charges - Rs.13200.00, Dated: 04.12.2023

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 3940/2023, dated: 28.11.2023 (Original).

Copy to
1. Thiru. P.Balamurugan , Thiru K.Nagaraj, Thiru R.Subbaraj,
No609/29B, Paal pannai street,
Villiseri,

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Kovilpatti Taluk,
Thoothukudi District.
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,
Ettayapuram Sub-Register Office,
Thoothukudi District. – 1 Set
4.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set
5.Tahsildar,
Ettayapuram 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 document no.
3941/2023, dated: 28.11.2023 (Original)



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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14400	12/10/2023
2	OSR Fee	34910	29/11/2023
3	Centage Charges	13200.00	04/12/2023
4	Development Charges		
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

Signature valid

Signed by: Assistant Director
Location: Thoothukkudi
Date:2023.12.05 17:14:25

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கலைஞர் 100
1924 - 2023

நகர் ஊரமைப்புத் துறை

அனுப்புநர்
செல்வி சி. அனுஜா, B.E., M.Plan.,
நகர் ஊரமைப்பு உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தூத்துக்குடி மாவட்டம்,
106ஜெ–37, மில்லர்புரம் 2வது தெரு,
தூத்துக்குடி – 8
தொலைபேசி 0461 2322651
மின்னஞ்சல் dtcpttkddistrict@gmail.com

பெறுநர்
செயல் அலுவலர்
எட்டையபுரம் பேரூராட்சி
தூத்துக்குடி மாவட்டம்

ந.க. எண் 801/2024 தூமாஅ–2, நாள் 20.03.2024

அய்யா,

பொருள் : மனைப்பிரிவு – மாவட்ட நகர் ஊரமைப்பு அலுவலகம், தூத்துக்குடி மாவட்டம் – எட்டையபுரம் வட்டம் – எட்டையபுரம் பேரூராட்சி மற்றும் கிராமம் – சர்வே எண் 609/29பி–ல் 9600 சமீ (2.37 ஏக்கர்) பரப்பளவு மனைப்பிரிவு ஒப்புதலளிக்கப்பட்டது – சர்வே எண் 609/29பி என வாசித்து தொடர் நடவடிக்கை மேற்கொள்ளத் தெரிவித்தல் – தொடர்பாக.

பார்வை :

1. மனுதாரர் திரு பி. பாலமுருகன், திரு கே. நாகராஜ் மற்றும் திரு ஆர். சுப்புராஜ் என்பவர்களின் இணையதள விண்ணப்பம் எண் 24U83T0S, நாள் 12.10.2023
2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், தூத்துக்குடி மாவட்டம் அவர்களின் உத்தரவு கடிதம் நாள் 05.12.2023
3. மனுதாரர் பி. பாலமுருகன், திரு கே. நாகராஜ் மற்றும் திரு ஆர். சுப்புராஜ் என்பவர்களின் விண்ணப்பம் நாள் 14.03.2024

மேற்காண் பொருள் தொடர்பாக, பார்வை 2–ல் கண்டுள்ள இவ்வலுவலக இணையதள உத்தரவு கடிதத்தில் சர்வே எண் 609/29பி என தவறுதலாக உள்ளதனை சர்வே எண் 606/29பி என திருத்தி வாசித்து தொடர் நடவடிக்கை மேற்கொள்ளுமாறு கேட்டுக் கொள்ளப்படுகிறது.

20/3/24

நகர் ஊரமைப்பு உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
தூத்துக்குடி – 8

20/3/2024

20/3/24

நகல்
திரு பி. பாலமுருகன், திரு கே. நாகராஜ்
மற்றும் திரு ஆர். சுப்புராஜ்
பால்பண்ணை தெரு
வில்லிச்சேரி, கோவில்பட்டி வட்டம்

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

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Every record check run on one property and returned as a single report.
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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

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What you are allowed to build here: floor space, height, coverage and setbacks.
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Watch a property and hear about it when something new is registered against it.
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The registers themselves, read for you.

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- 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

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Who holds it, and which office keeps the record.

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- Waqf property check
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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.