Roc.No.18677/2013.LA1 Dated: 13.09.2013.

Circular

Sub: Town and Country Planning Department - Scrutiny of development proposals - Certain instructions - issued Reg.

Ref:
1. This office letter Roc.No.36214/89 D2, Dt.05.03.1990.
2. This office circular Roc.No.10172/87/MP1, dt.21.04.1987.
3. This Office circular Roc.No.6562/2012/LA2, dt.26.03.2012.

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While ascertaining proper access to an individual site or site for a proposed layout, the authoritative ownership of such access road should be verified and ensured precisely with corresponding valid documents.

The existing roads shown with yellow colour markings in Detailed Development Plan should not be construed as public roads. Unless it is established with statutory records.

In this context necessary instructions were already issued in this office letters 1st and 2nd cited above and the same are reiterated as follows for ready reference.

"While preparing Map No.2, the unauthorized layouts have to be clearly shown and written as such against them. The roads coming in the unauthorized layouts should not be marked either in yellow colour, or given any linkage to other approved layouts but allow them as it is'.

"In the event of discrepancies between Schedule and Proposed land use map in a Master Plan, the Schedule attached to the Master plan report shall alone prevail".

Therefore in order to ensure valid ownership of access roads to the sites to be taken up for developments, the following instructions also are issued.

1. In this office circular cited in the reference 3rd it has been instructed that the copies Road Register maintained by the Panchayats duly approved by the concerned Block Development Officers for the access road details might be accepted in case of non-availability of copies of approved layouts. Similar stipulation is applicable to other public roads also where the ownership of the public access road could not be ensured.

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2. In respect of roads of Highways Department, the certificate obtained from Highways Department should clearly state the category of the road such as O.D.R., M.D.R., S.H. or N.H.etc., along with other details such as width or road, nature of riding surface etc.,
3. The ownership and measurements of public access roads may also be proved with revenue documents such as copies of FMB sketches, A register, Adangal, TSLR, Town survey sketch etc., as the case may be.
4. Certificates issued by local bodies to the effect that "the road is maintained by local body" and such certificates remain silent about the ownership, shall not be entertained.
5. In respect of existing roads marked in yellow colour in DD Plans-Schedule-I, Form-4 attached in the corresponding DD Plan should be verified to ensure the ownership of the roads. In addition to that the status of the ownership of the road as on date should be ensured with the prevailing revenue records.

The above instructions come into force immediately and should be followed scrupulously.

The receipts of this circular should be acknowledged by return of post.

Sd/- A. Karthik,
Commissioner of
Town and Country Planning

To

All RDDs, All M.S.of LPA/NTDA.
Copy to All AD.s in H.O., All Plg Assts/
Supervisors of H.O.,& Stock file

/Forwarded by Order/

19/9/13
Assistant Director of
Town and Country Planning

19.09.13

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