

Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. RPT/91V9F4PC/18615/2024/TCP

Date : 20/01/2024

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The President,
Sayanavaram Panchayat/Village,
Nemili Panchayat Union,
Nemili Taluk,
Ranipet District.

Sir/ Madam,

Sub : Residential Site Approval in Non Planning Area - District Town and Country Planning Office, Ranipet District - Ranipet District – Nemili Taluk – Nemili Panchayat Union – Sayanavaram Panchayat/Village – Survey Number: 226/16A – Site Extent: 0.23 Acres or 950.00 Sq.m – Technical Concurrence issued - forwarded for further action - Regarding.

Ref : 1. On 04.10.2023, Applicant Thiru. Sankaran Online Application Form was received through Online Application Number: 91V9F4PC.
2. On 13.01.2024, The Assistant Director of Ranipet District Town and Country Planning Office had raised OSR Fee through District Letter No. RPT/91V9F4PC/18615/2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/6459/2023 on 10.11.2023.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
13. Applicant Thiru. Sankaran Scrutiny Fee Receipt, Dated: 28.11.2023
14. Demand payment Request Letter, dated: 13.01.2024 and 18.01.2024 requiring payment of OSR Fee, Centage Fee and Display Board Charges.
15. Applicant Thiru. Sankaran OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 18.01.2024 and 19.01.2024.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-

TCP5, dated:
25.04.2023.

19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 05.02.2020.

With reference to the 1st Cited letter, applicant has requested the Site approval of Residential Plot in Ranipet District, Nemili Taluk, Nemili Panchayat Union, Sayanavaram Panchayat/Village, Survey Number: 226/16A which have an extent of 0.23 Acres or 950.00 Sq.m.

In continuation, with reference to the 2nd cited letter, OSR Fee and Centage Fee and Display Board Charges demand issued for site approval of Residential plot has been Assistant Director, Ranipet District Town and Country Planning Office on 13.01.2024 and 18.01.2024. Further, the applicant has paid OSR and Centage charges on 18.01.2024 and 19.01.2024. Hence, this Site Approval has been approved with the below conditions.

1. As per the condition, the Site Approval has been approved and approved number issued as L.P./D.T.C.P. (RPT) No. 09/2024 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 Site approval for Residential Plot 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.
6. As Per TNCDDBR-2019, Rule: 47(6), Instead of OSR Area, the applicant has paid Guide Line Value.

Special Conditions:

1. a. With reference to the 8th cited and 10th cited letter, After collecting the necessary fees, the final Site Approval sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant directly.
b. Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final Site Approval sketch, permit of planning authority along with the permit of local body to the applicant directly.
2. 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).

3. 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

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.

4. Without prior concurrence from the Directorate of Town and country planning, don't further modifications, subdivisions, or any alteration in the plan.

5. Applicant should utilize the site approval only for Residential purposes.

6. Final approval should be obtained from the concerned local body.

7. Technical Concurrence given only on the basis of the documents produced by the applicants, any interest of ownership could not be done basis of the issue of technical concurrence.

8. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of site approval without prior intimation to the applicant.

9. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

10. This approval is valid only for the site not for the building. Apply separately for building construction based on the power delegated.

11. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Charges - Rs.1395.00, Dated: 28.11.2023.

OSRA Charges - Rs.5766.00, Dated: 18.01.2024.

Centage Charges - Rs.300.00, Dated: 19.01.2024.

Display Board Charges - Rs.10000, Dated: 19.01.2024.

12. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects

a) Title or ownership of the site or building.

b) Easement Rights.

c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials use.

e) Quality of building services and amenities the construction of building.

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

13. Alteration of plot sizes, dimensions and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

14. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the

Town
and country Planning Department.

15. If a low voltage/high voltage power line/telegraph line is laid through the Site Approval, the line should be shifted to the edge of the road or as shown on the approved Site plan.

16. The hollow portion of the Site Plan should be raised to street level.

17. The petitioner should obtain approval from the local authority concerned for the Site Approval. Before constructing any buildings on the land in the site, permission for each building must be obtained from the Town and country Planning Department and the local body.

18. A. Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.

B. When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority.

19. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a Site has been approved for a place where there is no actual land Ownership.

20. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the Site approval will be cancelled by the Town and Country Planning department without any prior notice.

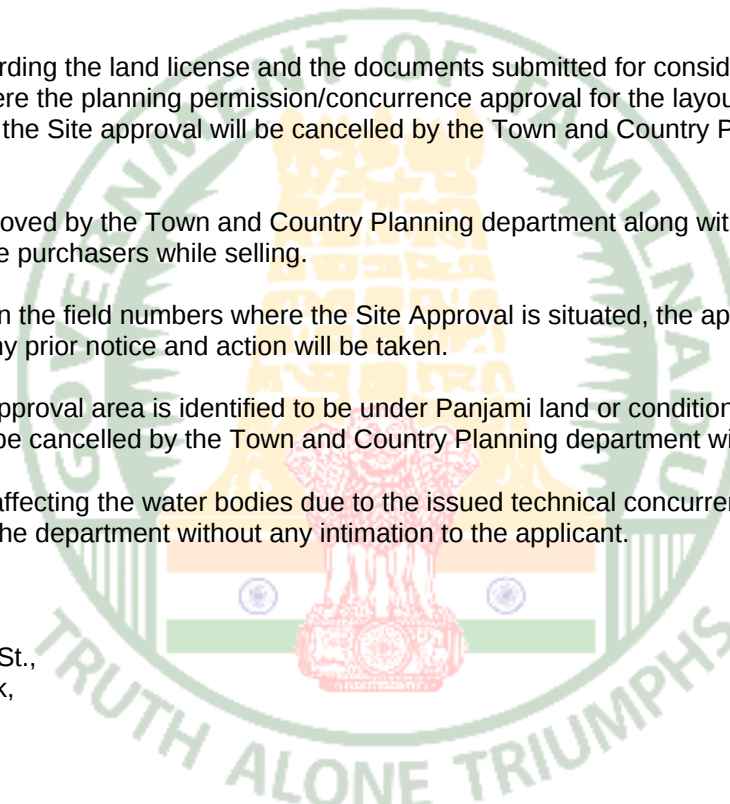
21. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling.

22. If any case is pending in the field numbers where the Site Approval is situated, the approval given to the Site Approval will be cancelled without any prior notice and action will be taken.

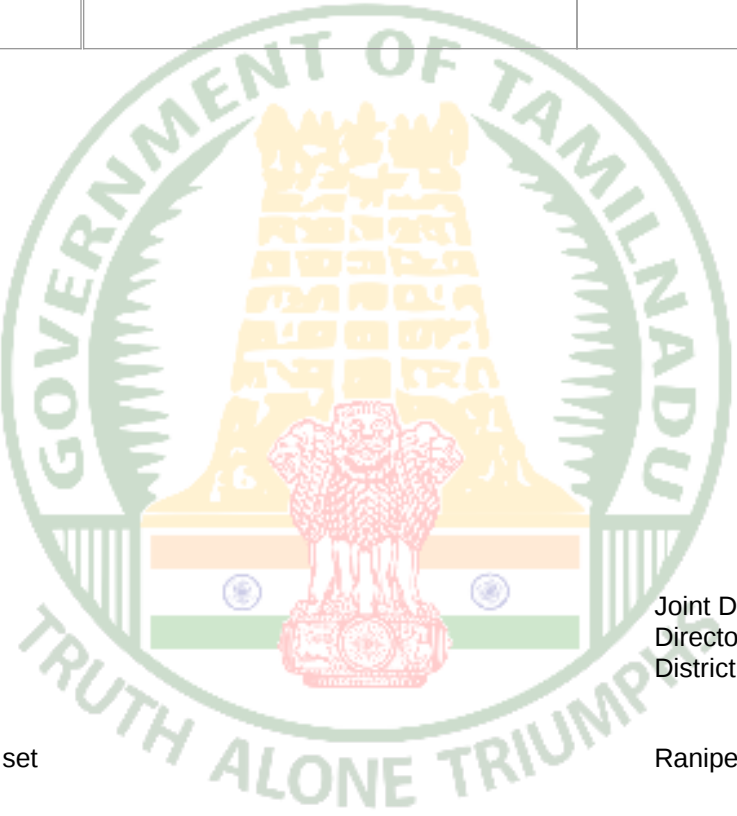
23. If any part of the Site Approval area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.

24. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.

Copy To:
Thiru. Sankaran,
NO: 59/36A, Bajanai Kovil St.,
Sayanavaram, Nemili Taluk,
Ranipet District - 631 051.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1395	28/11/2023
2	OSR Fee	5766	18/01/2024
3	Centage Charges	300.00	19/01/2024
4	Development Charges		
5	Display Board Charges	10000.00	19/01/2024
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Ranipet District.