

Town and Country Planning Department(Planning Permission)

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



ROC No. RPT/00SP5N1N/29199/2024/TCP

Date : 06/09/2024

From:

Joint Director / Deputy Director / Assistant Director
F block, 4th floor, District Collectorate, Ranipet-632401

To :

The Panchayat President,
Vedal Panchayat/Village,
Arakkonam Panchayat Union,
Arakkonam Taluk,
Ranipet District.

Sir/ Madam,

Sub : Residential Site Approval in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Arakkonam Taluk – Arakkonam Panchayat Union - Vedal Panchayat/Village – Survey Numbers: 315A/3C and 315A/5B2 – Site Extent: 223.00 Sq.m – Technical Concurrence issued - forwarded for further action – Regarding.

Ref :

1. On 18.06.2024, Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Online Application Form were received through Online Application Number: 00SP5N1N.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/00SP5N1N/29199/2024/TCP on 29.08.2024.
3. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/4489/2024 on 24.08.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Scrutiny Fee Receipt, Dated: 18.06.2024.
15. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Demand Payment Request Letter from DTCP, dated: 02.09.2024
16. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Centage Fee and Display Board Payment Receipt, dated: 03.09.2024.
17. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

18. 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.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
22. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi OSR Payment Request Letter from DTCP, dated: 29.08.2024
23. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi OSR Payment Receipt, dated: 02.09.2024.
24. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Development Charge Payment Receipt, dated: 01.08.2024.
25. Applicant's Mr. G. Viswanathan and Mrs. S. Jothi Flag Day Fund Receipt, dated: 01.08.2024.

With reference to the 1st Cited letter, applicants have requested for the approval of Residential Site Approval in the Ranipet District, Arakkonam Taluk, Arakkonam Panchayat Union, Vedal Panchayat/Village comprised in the Survey Numbers: 315A/3C and 315A/5B2 with an extent of 223.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential Site Approval have been issued by the Assistant Director, Ranipet District Town and Country Planning Office on 29.08.2024. Hence, this Residential Site Approval has been approved with below conditions.

1. As per the condition, the drawing of the site approval for residential plot marked as "A, B, C, D, E and F" has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 85/2024 and enclosed with original map 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.10 (b).
3. After the approval of the local body, It is requested to send the approved Residential Site Approval map to the concerned registration department office and land survey department for information for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6. As per the G.O. (Ms). No. 18, the applicant's have paid the Open Space Reservation Fee based on Guideline Value instead of Land Allocation.

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 Residential 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 Residential Site Approval sketch, permit of planning authority along with the permit of local body to the applicant 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 concerned local body must issue the final approval.
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 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).

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.

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

Scrutiny Fee - Rs. 335.00, Dated: 18.06.2024.

Centage Fee - Rs. 900.00, Dated: 03.09.2024.

Display Board Charges – Rs. 10000.00, Dated: 03.09.2024.

OSR Charges - Rs. 2230.00, Dated: 02.09.2024.

Development Charges - Rs. 300.00, Dated: 01.08.2024.

Flagday Fund - Rs. 5000.00, Dated: 01.08.2024.

Conditions:

1. 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) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects,

d) Workmanship, soundness of structure and materials use,

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

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

2. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.

4. 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.

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

6. The hollow portion of the layout should be raised to street level.

7. The petitioner should obtain approval from the local authority concerned for the Residential site approval. Before constructing any buildings on the land in the Residential site approval, permission for each building must be obtained

from the Town and country Planning Department and the local body.

8. a) Since only Technical Sanction has been given to the said Residential Subdivision by the Town and country Planning Department, if there is any problem regarding the right of land for the Residential site approval, the local body should consider and take a decision.

b) When the said Residential site approval is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.

9. Once permission is obtained from the petitioner Town and country Planning Department and approval of the Residential site approval plan from the local authority, the approved Residential site approval plan shall be permanently published at the location where the Residential site approval has been approved without any change/omission through a permanent information board at the entrance of the Residential site approval for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.

10. 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 Residential site approval has been approved for a place where there is no actual land Ownership.

11. 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 Residential site approval may be affected, Technical Sanction approval given to the Residential site approval will be cancelled by the Town and Country Planning department without any prior notice.

12. 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 the plots for sale.

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

14. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Residential site approval plan would be cancelled by the Town and Country Planning department without prior intimation to the applicant.

15. If any part of the Residential site approval plan 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.

16. 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 applicants.

17. Before giving final concurrence by localbody, Concerned Localbody should ensure the site is levelled to the Road Level.

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

19. 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.

20. 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. 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 applicants.

21. Final approval should be obtained from the concerned local body.
22. Applicant should utilize the site approval only for residential purposes.
23. Without prior concurrence from the Directorate of Town and country planning, don't further modifications, subdivisions, or any alteration in the plan.
24. Conditions and Special conditions given in the Site Approval Plan must be followed by the applicants.

Remarks:

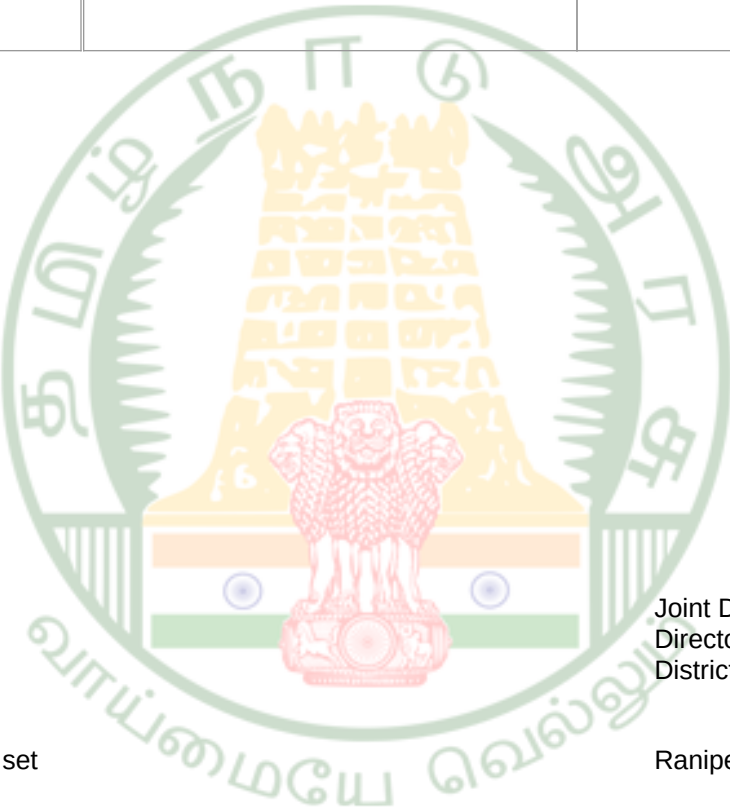
- a) Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12 meters in height upto Stilt +3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
- b) Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft and 2. Commercial Buildings above 2,000 Sq.ft.

Copy To:

1. Mr. G. Viswanathan and Mrs. S. Jothi,
No: 11, Angalamman Koil Street,
Gandhi Nagar, Guruvarajapettai Village,
Arakkonam Taluk, Ranipet District – 631101.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	335	18/06/2024
2	OSR Fee	2230	02/09/2024
3	Centage Charges	900.00	03/09/2024
4	Development Charges	0.00	03/09/2024
5	Display Board Charges	10000.00	03/09/2024
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Ranipet District.