

## Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. SWP Application Number: / 2022 / TCP

Date : 23/06/2023

From:

Joint Director / Deputy Director / Assistant Director  
Collectorate Campus, Sivagangai - 630 562.

To :

The President,  
Poovanthi Panchayat,  
Thiruppuvanam Panchayath Union,  
Thiruppuvanam Taluk ,  
Sivagangai District

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office. Sivagangai - Application received for the approval of Layout - Comprised in Survey Nos.41/1A, 41/1B, 41/2A1, 41/2A2, 41/2B1, 41/2B2, 41/2C1, 41/7A, 42/5A, 44/7A2A, 44/7A2B, 44/7B, 44/8, 45/1, 45/2A, 45/2B1,45/3A1, 45/5 and 45/6 – Poovanthi Village/ Panchayat, Thiruppuvanam Taluk / Panchayat union, Sivagangai District – Site Extent –9.70 Acres – Plot Pattern Technical Clearance issued- forwarded for further action - Reg.

Ref : 1. The Layout Proposal received through online vide reference BE6L3TSO / 2022 , dated: 12.12.2022.  
2 The Assistant Director, Sivagangai District Town and Country Planning office Inspection Report of Online Application No. BE6L3TSO / 2022, Dated: 22.12.2022.  
3.Joint Director Agriculture department, Letter No. Thi1/4192/2022(2) Dated 21.09.2022  
4. The Director of Town and Country Planning Office, Chennai, Letter ROC No. BE6L3TSO / 2022 / TCP10, dated: 04.05.2023 (Road pattern issued)  
5. Applicants Mr.Anupkumar Lohia,Kavitha Lohia, Rajrani Lohia, , Online Application Ref No: BE6L3TSO / 2022, Dated: 15.06.2023 (Gift Deed Doc.No:2862/2023 & 2863/2023 Dated:13.6.2023 )  
6. The Director of Town and Country Planning Office, Chennai letter ROC no No. BE6L3TSO / 2022 / TCP10, Dated : 20.06.2023 (Technical Concurrence Issued)  
7.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020  
8.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004  
9.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.  
10.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.  
11.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020  
12.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020  
13.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.  
14.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.  
15.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022  
16.Demand payment Request Letter, Dated: 21.06.2023 (requiring payment of Centage Fee, and Flag Day Fund).  
17.Applicants Mr.Anupkumar Lohia Kavitha Lohia Rajrani Lohia , Online Application Ref No: BE6L3TSO / 2022, Dated: 23.06.2023(Payment of Centage Fee and Flag Day Fund).  
18.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout - Comprised in Survey Nos.41/1A, 41/1B, 41/2A1, 41/2A2, 41/2B1, 41/2B2, 41/2C1, 41/7A, 42/5A, 44/7A2A, 44/7A2B, 44/7B, 44/8, 45/1, 45/2A, 45/2B1,45/3A1, 45/5 and 45/6 – Poovanthi Village/ Panchayat, Thiruppuvanam Taluk / Panchayat union, Sivagangai District – Site Extent –9.70 Acres.- - forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 4th cited letter, road pattern for Residential Layout has been issued by the Directorate on 04.05.2023. Further the Applicants Mr.Anupkumar Lohia Kavitha Lohia Rajrani Lohia have gift deed the road, road splay and park areas has been handed over to the

local body on 13.06.2023. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/DTCP No.49/ 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 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 15th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

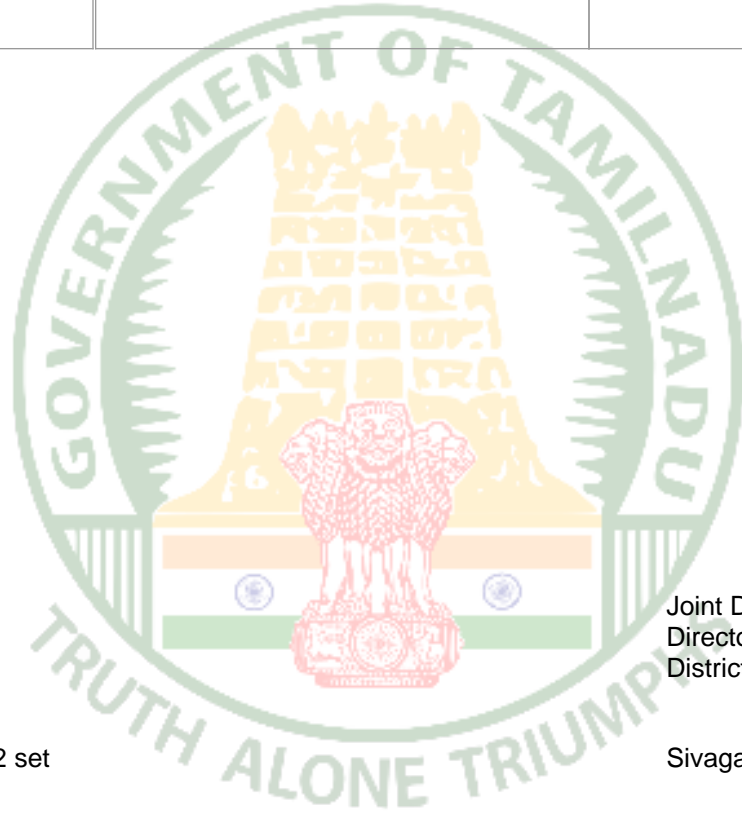
#### Special Conditions

- 1.a) With reference to the 10th cited and 12th 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 13th cited and 14th cited letter, the concerned local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.
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. 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 conversion 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)
6. 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.
7. The Electrical H.T. line passing through within the layout boundary shall be re-aligned along the road as per the road pattern.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy To:

Mr. Anupkumar Lohia , Kavitha Lohia Rajrani Lohia, 2/467, 6th main road Gomathipuram, Melamadai, Madurai-625020,,

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	58943	13/12/2022
2	OSR Fee		
3	Centage Charges	65100.00	22/06/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Sivagangai District.