

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. 1MNXQ46Y

/ 2022 / TCP

Date : 29/09/2022

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Rajeshwari, No.44 Nadu theru, Morupatti village, MUSIRI TALUK, TRICHY-621210

Sir/ Madam,

Sub : Residential Layout - Tiruchirappalli District Town and country planning Office - S.F.NO- 139/1A,1B,2A,4,5,6A,6C,7- Morupatti village - Mettupalayam Town panchayat Musiri Taluk - Tiruchirappalli district, - extent of 13394.29 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : Applicants Mr.Rajeshwari and Online application No- 1MNXQ46Y,
Dated: 21.7.2022

2.District Town and country planning Office, Tiruchirappalli
District Letter No. 1MNXQ46Y /2022
(Road pattern issued on dated: 29.08.2022).

3.Joint Director Agriculture department, Letter No.
Dated:

4.Circular from the Director of Town and Country Planning,
Roc.No 19799 / 2020, Dated: 24.12.2020

5.Applicants Mr.Rajeshwari Dated: 26.09.2022
(Gift deed document no. 1961/2022 & 1962/2022, dated:
12.09.2022).

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.141, Housing and Urban Development Department, Dated:
23.09.2020

10.G.O.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 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.Demand payment Request Letter, Dated: 27.09.2022
(requiring payment of Centage Fee, Display Board Fee, OSR
Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.Rajeshwari payment remittance on online
Dated: 28.09.2022 .(Payment of Centage Fee, Display Board
Fee, OSR Guideline Value Fee and Flag Day Fund).

16.Circular from the Director of Town and Country Planning,
Roc No. 4367/2019/TCP2, Dated: 14.10.2019

17. GO.No 141 of Housing and Urban Development Department,
Dated: 16.07.2022

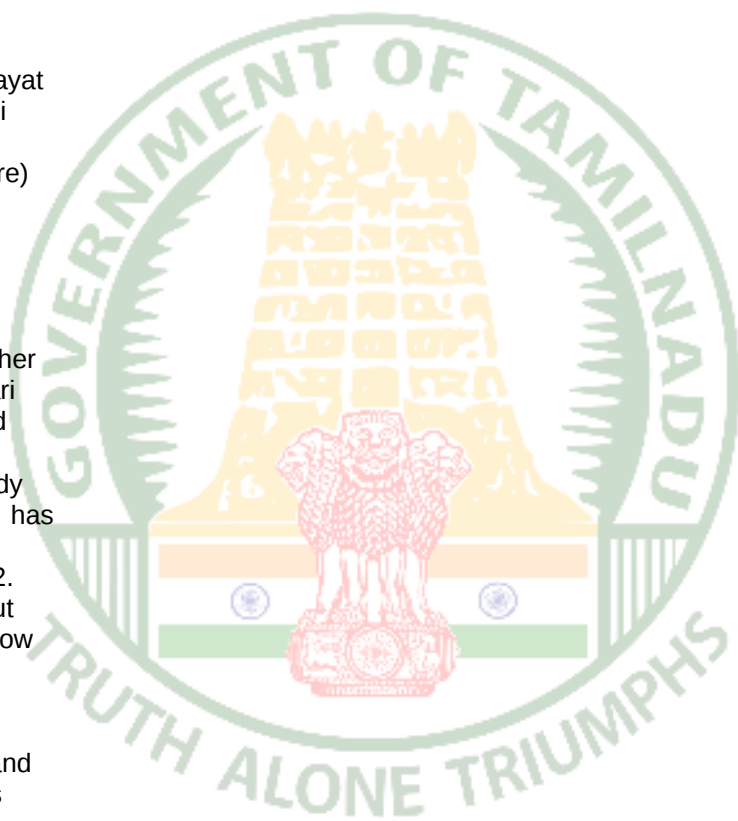
With reference to the
1st Cited letter, applicant
has requested for the approval
of residential layout in
S.F.NO-
139/1A,1B,2A,4,5,6A,6C,7-
Morupatti village -
Mettupalayam Town panchayat
Musiri Taluk - Tiruchirappalli
district, - extent of
13394.29 Sq.m - (3.3098acre)

In the continuation,
with reference to the 2nd
cited letter, road pattern for
residential layout has been
issued on 29.08.2022. Further
the applicant Mrs. Rajeswari
has gift deed the road, road
splay, Local body use land
handed over to the local body
and TANGETCO use land has
been handed over to the
TANGETCO on .12.09.2022.
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
L.P/J.D.DTCP(T.D) No-
119/2022. and forwarded for
further action, gift deeded
documents has to be collected
from the applicant by the
local body.

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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
Special Conditions

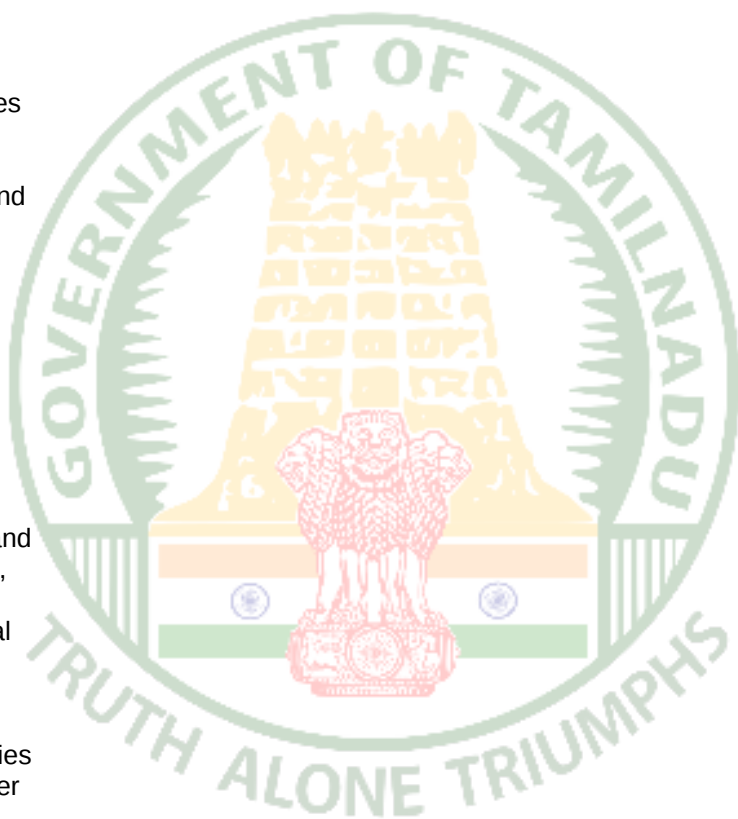
Special Conditions

1.a) With reference to the 8th , 10th cited and 17th cited letter,if the located site lies in the Municipal/ Corporation areas: May Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants or ensuring the said amenities provided by the applicant Local Body shall be issue the final order 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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved



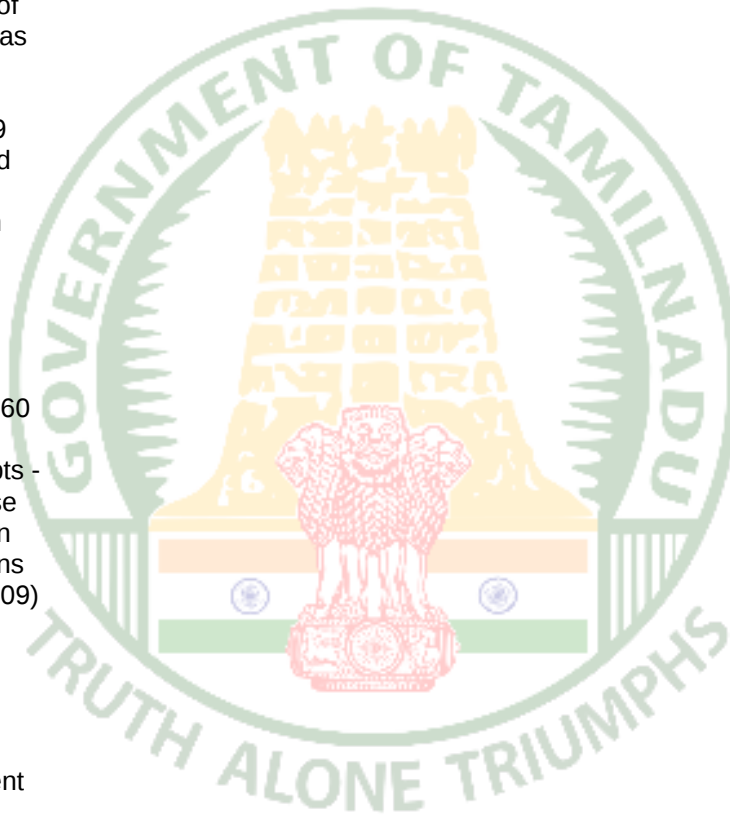
the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real 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 plots. 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:

- 1.Centage Charges : Rs. 21000.00
- 2 Display Board Deposit fee : Rs. 1500.00
3. Scrutiny Fees : Rs. 20092.00
- 4.Flag Day Fund : Rs 20000.00

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

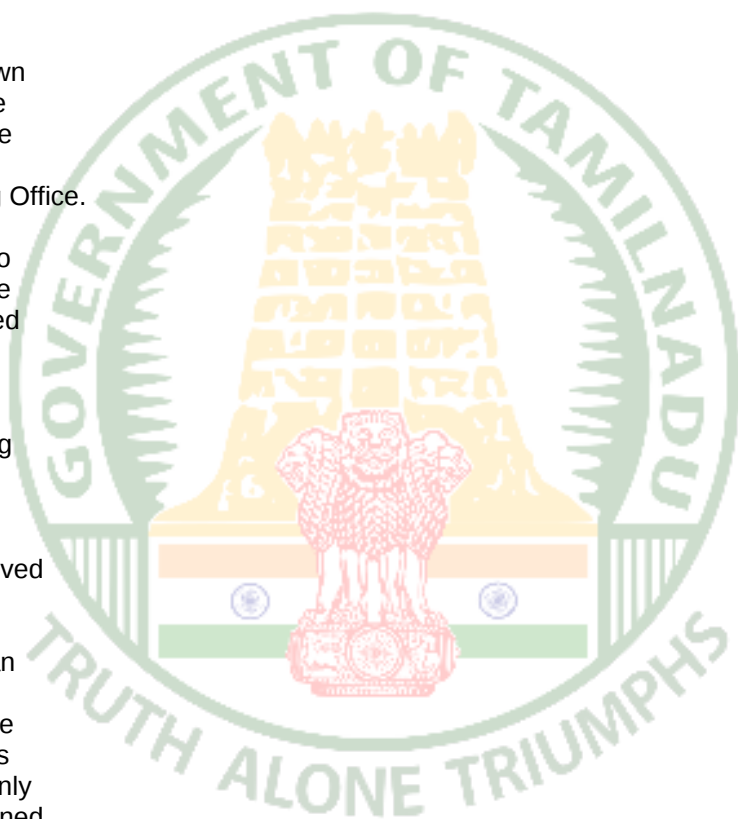
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

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

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within



1.00 meters and not more than 9.00 meters in succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

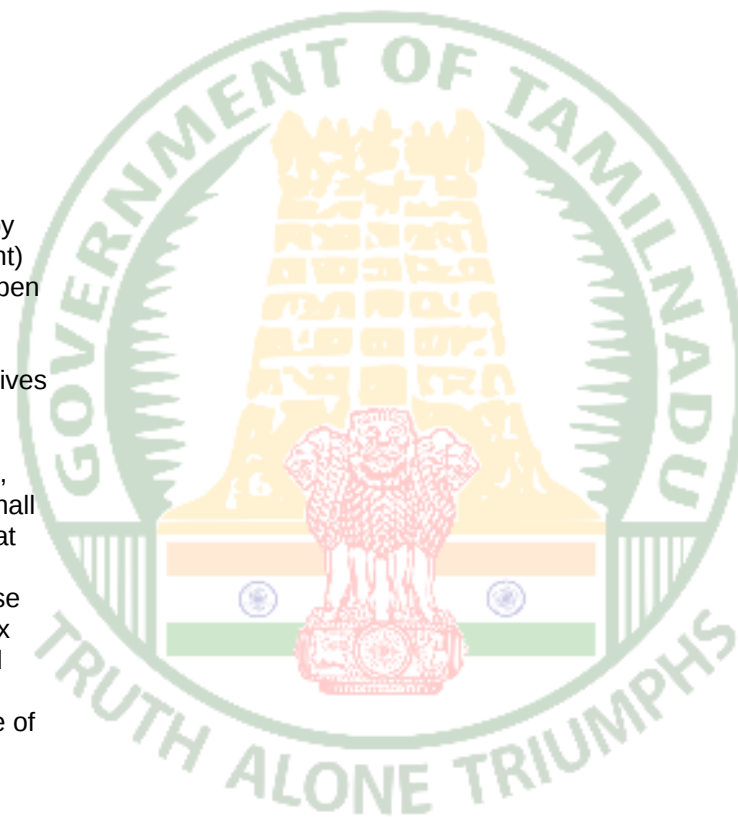
9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 6' x 4' permanent display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the layout



will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

/e. signed /

Joint Director/Member Secretary,
District Town and Country
Planning Office,
Thiruchirapalli District.

TO.

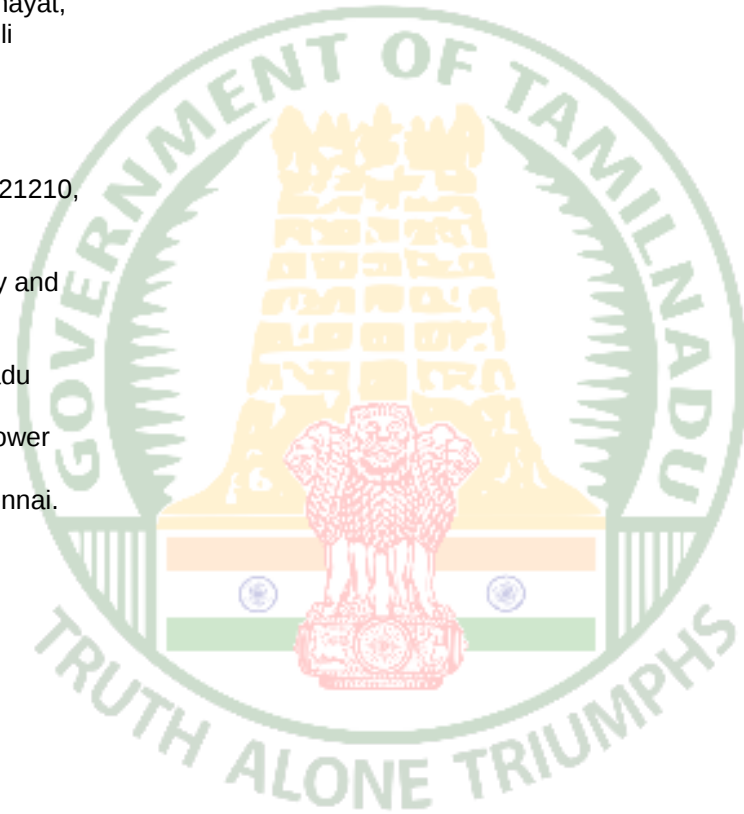
The Executive officer ,
Mettupalayam Town panchayat,
Musiri Taluk, Tiruchirappalli
District.

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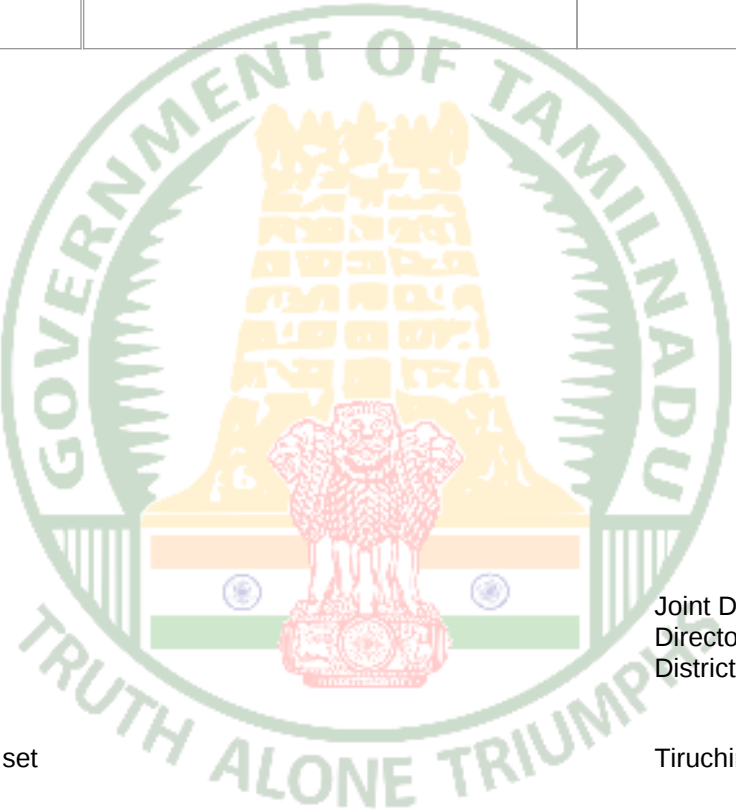
1. Rajeshwari, No.44 Nadu
theru, Morupatty village,
MUSIRI TALUK, TRICHY-621210,

2. Assistant Director,
Department of Land Survey and
Records, Thiruchirapalli
District.

3. The Chairman, Tamil Nadu
Real Estate Regularity
Authority, No.1A, CMDA Tower
II, 1st Floor, Gandhi Irwin
Bridge Road, Egmore, Chennai.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	20091	12/01/0027
2	OSR Fee		
3	Centage Charges	21000.00	28/09/2022
4	Development Charges		
5	Display Board Charges	1500.00	28/09/2022
6	Satellite town charge		



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

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set