

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. B3DSM0FM

/ 2022 / TCP

Date : 20/10/2022

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

RAMESH, RNo.39, MANGAMMA
NAGAR,SRIRANGAM,,Thirumalaisamudra
m,Srirangam,Tiruchirappalli,620006

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of town and country planning- Tiruchirappalli, S.F.No. 74B/1C,74B/4A,75B/10B, 76/5B -Appadurai Panchayath and Village- Lalgudi Panchayat Union - Lalgudi Taluk -Tiruchirappalli District - 12938.00 sqm
Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.RAMESH Online application No- B3DSM0FM ,
Dated: 24.08.2022

2.District Town and country planning Office,Tiruchirappalli
District Letter No. B3DSM0FM/3793/2022 .(Road pattern
issued on dated: 12.10.2022).

3.District collector Tiruchirappalli, NOC Letter No.
Mu.Mu.AA1/34178/2021 Dated: 18.05.2022

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

5.Applicants Mr.RAMESH Letter-B3DSM0FM, Dated: 19.10.2022
(Gift deed document no.5592/2022, dated:18.10.2022).

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:20.10.2022

(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.RAMESH Letter, Dated: 20.10.2022
(Payment of Centage Fee, Display Board Fee,).

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 Tiruchirappalli district
Lalgudi taluk -Appadurai
Panchayath and Village
S.F.No. 74B/1C, 74B/4A, 75B/10B,
76/5B to an extent of 12938.00
Sq.m(3.197 acres) forwarded to
Director of Town and Country
Planning for concurrence.

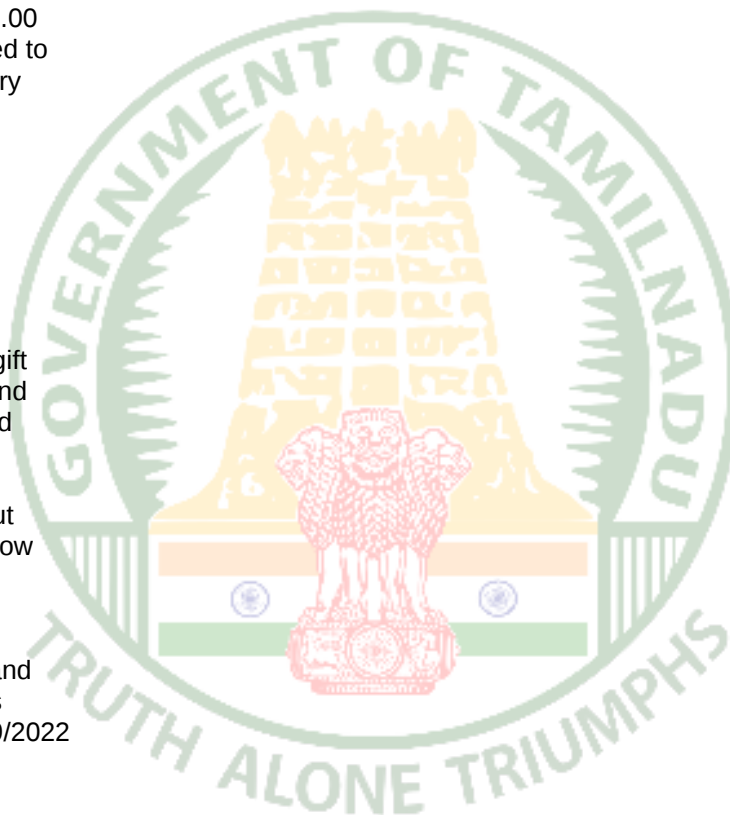
In the continuation, with
reference to the 2nd cited
letter, road pattern for
residential layout has been
issued by the directorate on
12.10.2022. Further the
applicant Tr.Ramesh has gift
deed the road, road splay and
park areas has been handed
over to the
local body on 18.10.2022
Hence, this residential 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-129/2022

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

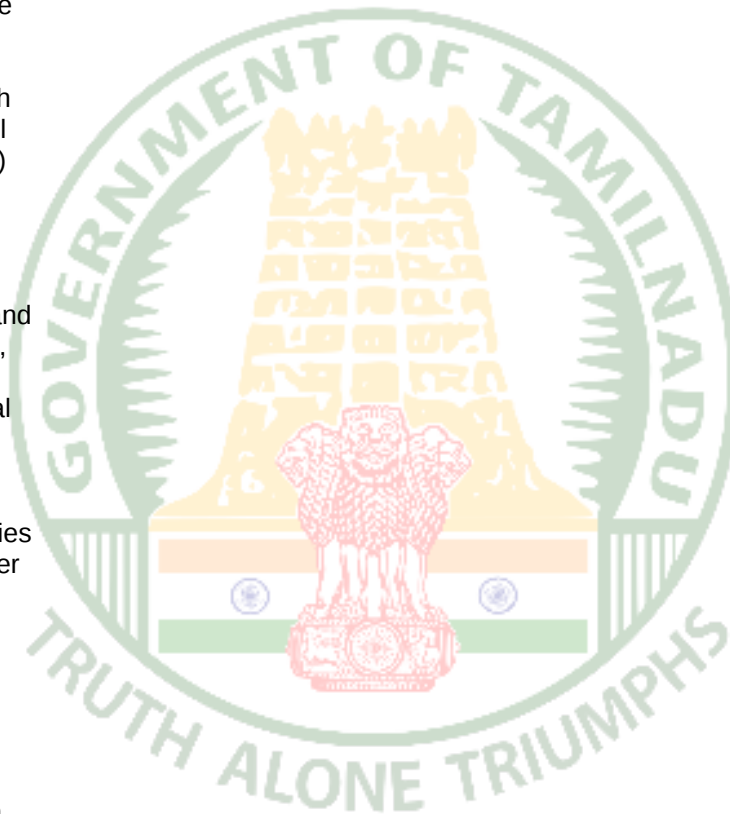
Special Conditions

1.a) With reference to the 8th 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 applicantsAfter 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.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

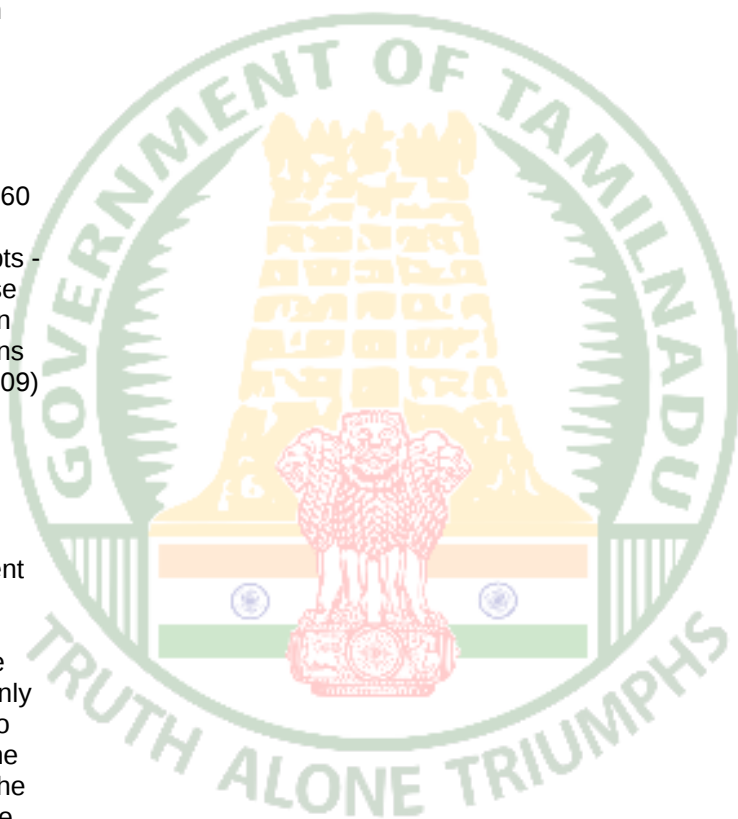
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing 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)

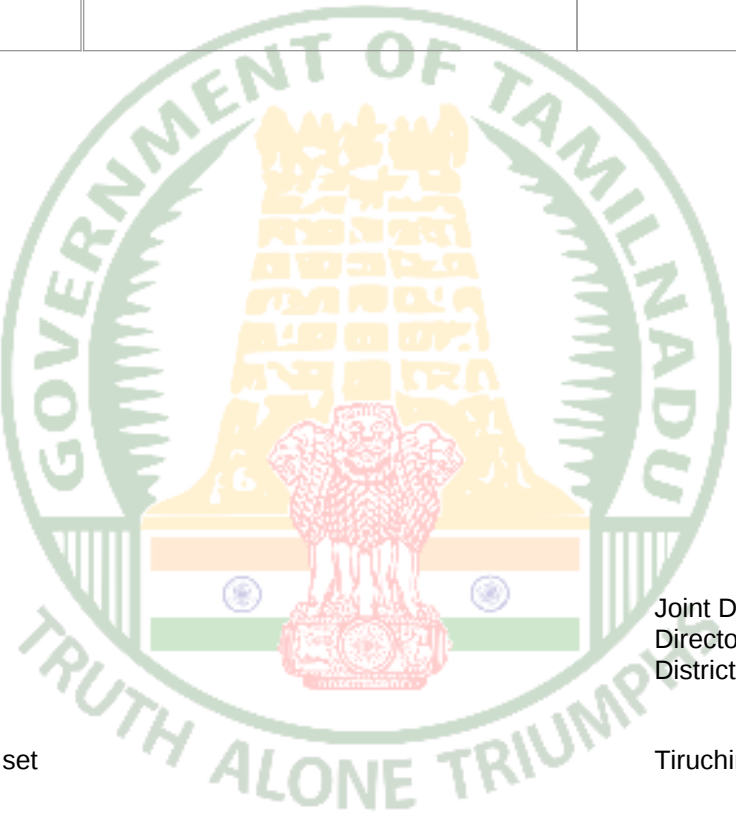
5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified 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:





S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	19407	24/08/2022
2	OSR Fee		
3	Centage Charges	20400.00	20/10/2022
4	Development Charges		
5	Display Board Charges	1500.00	20/10/2022
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