

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. 4XELT6OQ

/ 2022 / TCP

Date : 30/07/2022

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Neiveli village Panchayat,
Ellapuram Panchayat Union,

Sir/ Madam,

Sub :

Residential Layout - Office of the Tiruvallur District Town and Country planning - Ellapuram Panchayat Union - Neiveli village Panchayat - Neiveli Village - Uthukkottai Taluk - Tiruvallur District - S.F.No. 369/1E1B - 6050 Sqm (1.50 Acre) extent - Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Online Applicant No. 4XELT6OQ by Mr.Mohammed Hafeez Dated: 12.07.2022
- 2.District Town and country planning Office,Tiruvallur District Road pattern issued on dated:18.07.2022
- 3.Joint Director Agriculture department, Letter No.Mathi1/5971/2022/ Dated: 04.07.2022
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
- 5.Applicants Mr. Mohammed Hafeez Gift deed document no:4150/2022, dated: 22.07.2022
- 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:25.07.2022 (requiring payment of Centage Fee, Display Board Fee).
- 15.Applicant Mr. Mohammed Hafeez, Dated: 25.07.2022 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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Ellapuram Panchayat Union - Neiveli village Panchayat - Neiveli Village - Uthukkottai Taluk - Tiruvallur District - S.F.No. 369/1E1B - 6050 Sqm (1.50 Acre) extent 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 18.07.2022. Further the applicant Mr.

Mohammed Hafeez has gift deed the road, road splay and park areas has been handed over to the local body on

22.07.2022. 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 SWP/DTCP/TVLR/LAYOUT No:102/2022 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.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.

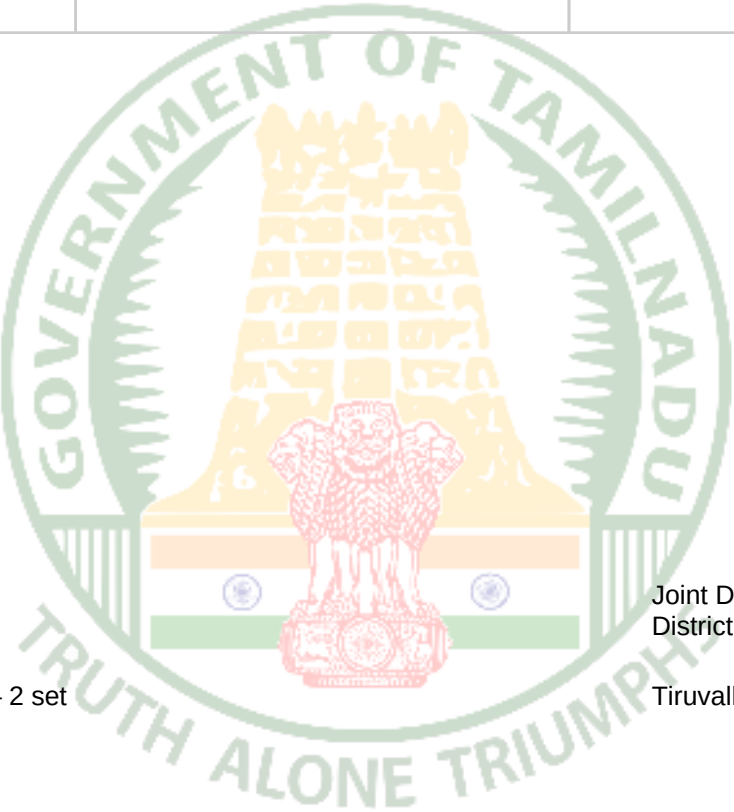
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

1. Scrutiny fees - Rs.9,075/-
2. Centage charges -Rs.14,100/-
3. Display board - Rs.1,500/-
4. OSR Charges - Rs. 64,991/-

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	9075	12/01/0018
2	Centage Charges	14100.00	12/01/0031
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges	1500.00	12/01/0031
6	Satellite town charge		

Enclosure

1. Layout original map and Condition – 2 set



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