

Town and Country Planning Department(Planning Permission)

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



ROC No. LNCKWIIW/2024/TCP

Date : 28/07/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Village President,
Pethikuppam Village Panchayat,
Gummidipoondi Panchayat Union,
Tiruvallur District.

Sir/ Madam,

Sub : LPA - Layout - Office of the Tiruvallur District Town and Country planning –Gummidipoondi Local Planning Authority - Tiruvallur District, Gummidipoondi Taluk - Gummidipoondi Panchayat Union, Pethikuppam Panchayat and village, S.F.No: 228/1A, 2A, 3A - 3740 Sq.m extent - Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Thiru.Sundarapandian, Online Application Reference No. LNCKWIIW, Received Dated: 03.06.2024.
2.Member Secretary Gummidipoondi Local Planning Office, Tiruvallur District Road pattern issued on dated:8.07.2024
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicant Thiru. Sundarapandian, Gift deed document no:-3919/2024, Date;23.07.2024.
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request through online , Dated:24.07.2024 (requiring payment of OSR & Centage Fee, Display Board Fee).
14.Applicant, Paid on Dated: 25.07.2024 (Payment of OSR and Centage Fee, Display Board Fee)

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Gummidipoondi Taluk - Gummidipoondi Panchayat Union, Pethikuppam Panchayat and village, S.F.No: 228/1A, 2A, 3A - 3740 Sq.m extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12th cited above. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary on 08.07.2024.

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/GLPA/LAYOUT No:168/2024 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 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 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.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. 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.

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

To:

The Village President,
Pethikuppam Village Panchayat,
Gummidipoondi Panchayat Union,
Tiruvallur District.

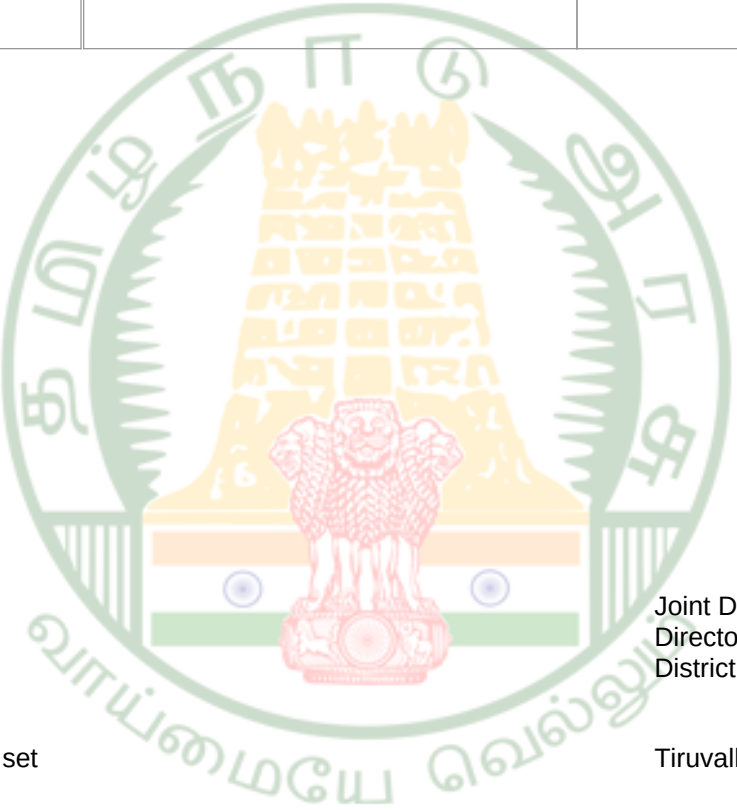
Copy to:

Thiru.Sundarapandian
No:16/20 Azad street,

Ramana Nagar,
Perambur, Ch600011.
Member Secretary,
Gummidipoondi Local Planning Authority, District Town and Country Planning office,
Tiruvallur District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5607	03/06/2024
2	OSR Fee	52006	23/07/2024
3	Centage Charges	7500.00	24/07/2024
4	Development Charges	11220.00	24/07/2024
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

Tiruvallur District.