

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. TRY/SWP-Application No: / 2022 / TCP

Date : 09/02/2023

From:

Joint Director / Deputy Director / Assistant Director

To :

Kajamalai Main Road,

Mr.V. S . AMARADHAN,
VSJ City Properties,
no. 47 / 125, R.A.R. Arcade,
Heber road, Beema Nagar,
Trichy,,

Sir/ Madam,

Sub : Residential Layout - Office of the Joint director of District town and country planning, Tiruchirappalli District , S.F.No.: 15 /1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8, 1A9, 1A10, 1A11, 1A12, 1A13; 16 / 1, 2, 3, 4; 18 / 1A2; 21/3B1,4A2A2, 4A2B,4A2C2 in Thayanur Village, Punganur Panchayat and Survey Nos. 27 / 1, 2A, 2B, 3A, 3C1B, 7A1 in K.Kallikkudi North Village / Panchayat, Manikandam Panchayat Union, Sri rangam Taluk, Tiruchirapalli District, Having an extent of 44.97acre-Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.V S AMARADHAN , SWP Application no. WW8GLJ94, dated: 09.11.2022
2.District Town and country planning Office,Tiruchirappalli District Letter No.-: WW8GLJ94/2022-TD3
3. .Roc. No: WW8GLJ94/2022/TCP-2, dated: 27.12.2022 of Director of Town and Country Planning .(Road pattern issued)
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicant Mr.V S AMARADHAN Letter, Dated:09.01.2023. .(Gift deed document no11724/2022 and 9150/2022 , dated: 29.12.2022).
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 WaterSupply,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: 30.01.2023 (requiring payment of Centage Fee, Display Board Fee, and Flag Day Fund).
15.Applicants Mr.V S AMARADHAN, Letter, Dated: 30.01.2023.(Payment of Centage Fee, Display Board 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 .Roc. No: WW8GLJ94/2022/TCP-2, dated: 25.01.2023 of Director of Town and Country Planning chennai,(technical concurrence issued)
18. Chairman/District collector, Tiruchirapalli Local planning Authority, Concurrence,dated.07.02.2023

With reference to the 1st Cited letter, applicant has requested for the approval of –Residential Layout in the land bearing Survey Nos : 15 /1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8, 1A9, 1A10, 1A11, 1A12, 1A13; 16 / 1, 2, 3, 4; 18 / 1A2; 21 /3B1, 4A2A2,4A2B, 4A2C2 in Thayanur Village, Punganur Panchayat and; Survey Nos .27 / 1, 2A, 2B, 3A, 3C1B, 7A1 in K.Kallikkudi North Village / Panchayat, Manikandam Panchayat Union, Sri rangam Taluk, Tiruchirapalli District, Having an extent of 44.97 Acre forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 3 rd cited letter, road pattern for residential layout has

been issued by the directorate on 27.12.2022. Further the applicant Tr. V S AMARADHAN has gift deed the road, road splay and park areas has been handed over to the Thayanur Village, Punganur Panchayat and K.Kallikkudi North village/Panchayat local body on 29.12.2022 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/DTCP.NO.04/2023 and this office issued Planning permission No.28/2023 and enclosed with 2 set of original maps 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 concerned local body must issue the final approval. After transfer of earmarked road, park areas S.F.No sub-division in favour of concerned 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 plot. 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)

- 5.Local Authority should take measures to ensure that the waste water disposal from the layout does not mix with the nearby waterbodies.
- 6.If there is any compound wall constructed by Applicant in govt, poramboke land encroached around the layout in SF.NO.17 of thayanur village . It should be demolished and disposed of before issuing final approval from local body.
- 7.No encroachment on waterbodies shall be entertained. Local body to conform the same before issuing final approval.
- 8.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.273011.00/, dt.07.10.2022

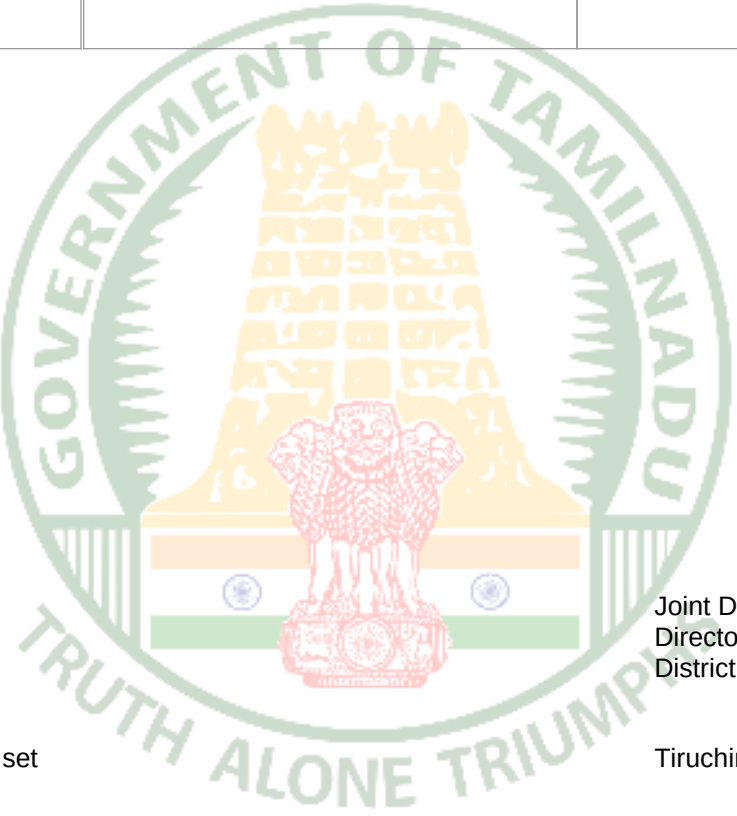
2. Centage Charges. Rs.216000.00/dt.30.01.2023
3. Display Board Deposit fee. Rs. 1500.00/dt.30.01.2023
4. Development Charges.Rs.273030.00/dt.30.01.2023

Copy to;

1. The panchayat president,
Punganur panchayat,
Thayanur village,
Manigandam panchayat union,
Srirangam taluk,
Tiruchirapalli District
2. The panchayat president,
K.Kallikkudi north panchayat,
Manigandam panchayat union,
Srirangam taluk,
Tiruchirapalli District.
3. Assistant Director
Land survey and Records,
Collectors office campus,
Tiruchirappalli.
4. Thasildar
srirangam taluk .
Tiruchirapalli District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	273011	07/10/2022
2	OSR Fee		
3	Centage Charges	216000.00	30/01/2023
4	Development Charges	273030.00	30/01/2023
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Tiruchirappalli District.