

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 5Y62OKVH/ 3226/2022

/ 2022 / TCP

Date : 17/03/2023

From:

Joint Director / Deputy Director / Assistant Director
56 A, Govt Hospital Road, Villupuram

To :

Panchayat President,
Chendur Panchayat,
Mailam Panchayat Union,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Site Approval for Residential plot- Office of the Assistant Director of Town and Country planning, Villupuram District - Tindivanam Taluk - Mailam Panchayat Union – Chendur Panchayat /Village– Survey Number: 87/1B1 to an extent of 850 Sq. m– Technical clearance issued- forwarded for further action – Reg.

Ref : 1. Applicant Tmt. Bhuvaneshwari, Online Reference No. 5Y62OKVH/3226/2022, Dated: 06.10.2022.
2. District Town and country planning Office, Villupuram District, the road pattern was issued on 18.11.2022.
3. Joint Director Agriculture department, Letter No.E2/13227/2022, Dated: 01.10.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
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 Water Supply, 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 Letter, Dated: 18.11.2022 and 20.12.2022 requiring payment of OSRA Charge and Centage Fee.
14. Applicant Tmt. Bhuvaneshwari Letter, Dated: 02.12.2022 & 21.12.2022. (Payment of OSRA & Centage Fee).
15. 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 Site Approval of Residential Plot in Office of the Assistant Director of Town and Country planning, Villupuram District, Tindivanam Taluk, Mailam Panchayat Union , Chendur Panchayat /Village, Survey Number 87/1B1 to an extent of 850 Sq. m.

In the continuation, with reference to the 2nd cited letter, OSR and Centage demand issued for site approval of residential plot has been Assistant Director, Villupuram District Town and Country Planning on 18.11.2022. Further the applicant has paid OSR and Centage charges on 02.12.2022 & 21.12.2022. Hence, this residential plot has been approved with below conditions.

1. As per the condition, the drawing of the site Approval for Residential plot marked as "A,B,C,D and E" has been approved and approved number issued as SWP/DTCP/VILLUPURAM/ LAYOUT No.40/2023. 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 Site Approval for residential plot 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 Tahsildar to update in Tamilnilam website Special Conditions.

Special Conditions:

1. a) With reference to the 8th cited and 10th cited letter, 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 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 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. 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)

3. 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.

4. Without prior concurrence from the Directorate of town and country planning, don't further modification, subdivisions or any alteration in plan.

5. Applicant should utilize the site approval only for residential purposes.

6. Final approval should be obtained from concerned local body.

7. Technical Concurrence given only on the basis of the documents produced by the applicant., any interest of ownership could not be done basis of issue of technical concurrence.

8. If any false or malpractices in the certificate produced by the applicant is found leads to cancellation of site approval without prior intimation to applicant.

9. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project and Condition patta land, the technical approval given by the department shall be cancelled by the Department without any prior notice.

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

Scrutiny Charges - Rs. 1275.00, Dated: 06.10.2023.

OSR Charges – Rs. 33200.00, Dated: 02.12.2023.

Centage Charges - Rs. 300.00, Dated: 21.12.2023.

Conditions:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

- d) Workmanship, soundness of structure and materials used
e) Quality of building services and amenities the construction of building
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
6. If a low voltage / high voltage power line / telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. A. Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
B. When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.

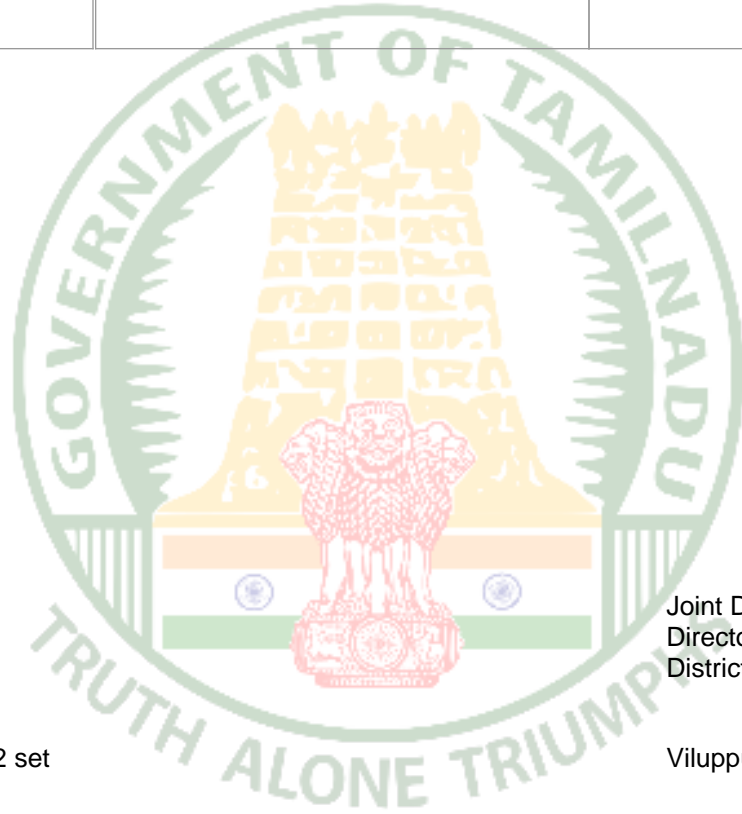
Copy To:

1. Tmt. Bhuvanewari,
No - 3/6, Kamarajar Salai,
Ramapuram,

- Tiruvallur, 600089.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
 3. Sub-Registrar,
Mailam Registrar Office,
Villupuram District.
 4. Assistant Director,
Survey Land Records,
Villupuram District.
 5. Tahsildar,
Tindivanam Taluk,
Villupuram District.
 6. District Collector,
District Collector Office,
Villupuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1275	06/10/2022
2	OSR Fee	33200	02/12/2022
3	Centage Charges	300.00	21/12/2022
4	Development Charges		
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

Viluppuram District.