

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 7ZFTO9O7/2023/2023/TCP

Date : 20/12/2023

From:

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

To :

The Commissioner ,
Tindivanam Municipality,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - - Tindivanam Taluk - Tindivanam Village/Municipality - Ward- B, Block-1, T.S.No: 7/8A4B(S.F.No:132/3 & 132/4) to an extent of 1.13 ½ Acre or 4,600 Sq.m– Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicants Tvl. K.Ferozkhan, S. Arulkumar & R.Sankar Ganesh, Online Reference No. 7ZFTO9O7, Dated:01.09. 2023
2) District Town and country planning Office, Villupuram District Letter No. 7ZFTO9O7/2023/TCP. (Road pattern issued on 02.11.2023)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020
4) Applicants Tvl. K.Ferozkhan, S. Arulkumar & R.Sankar Ganesh, Gift deed (Local Body) Document No. 1731/2023 Dated: 07.11.2023
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
6) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
7) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
9) G.O (Ms) No: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) Applicants Tvl. K.Ferozkhan, S. Arulkumar & R.Sankar Ganesh Letter, OSR Fees Rs13,64,029/-, Dated: 15.12.2023 & Centage Fees Rs.9,000/-, Dated: 19.12.2023.
14) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in, Villupuram District, Tindivanam Taluk, Tindivanam Municipality - Tindivanam Village,S.F.No: Ward- B, Block-1, T.S.No: 7/8A4B(S.F.No:132/3 & 132/4) to an extent

of 1.13 ½ Acre or 4,600 Sq.m. The layout proposal received in this office for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram District

office on 02.11.2023. Further the Applicants Tvl. K.Ferozkhan, S. Arulkumar & R.Sankar Ganesh has gifted the road, road splay & Public

Purpose areas have handed over to the local body vide Gift deed document No: 1731/2023, Dated: 07.11.2023. Hence, this Residential layout

has been approved with the following conditions.

1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:215/2023. And enclosed with

5 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.1(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 Tahsildhar to update in Tamilnilam website.

Special Conditions

1) a) With reference to the 8th cited and 9th Government order, 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 Applicant 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 s (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 10th cited and 11th cited letter, the concern local body must issue the final approval order after transfer of earmarked road areas S.F.No sub-division in favour of 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 /Spl.cell 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

entitlement to development is verified in the documents submitted with the Applicant 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:

Copy to:

1) Tvl. K.Ferozkhan, S. Arulkumar & R.Sankar Ganesh

No:119/60B,Gingee,

Krishnapuram,

Gingee Road,

Tindivanam Taluk,,

Villupuram District.

2) Tahsildar ,

Tindivanam Taluk ,

Villupuram.

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4) Sub-Registrar,
Joint 1 Tindivanam ,
Villupuram District.

5) Assistant Director,
Survey & Land Records,
Villupuram District.



| S.No | Description of Charges | Amount | Receipt No and Date |
|------|------------------------|---------|---------------------|
| 1 | Scrutiny fee | 6900 | 01/09/2023 |
| 2 | OSR Fee | 1364029 | 15/12/2023 |
| 3 | Centage Charges | 9000.00 | 19/12/2023 |
| 4 | Development Charges | 9200.00 | 19/12/2023 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |



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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set