Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. 8WC51R84/15250/2023/TCP Date : 07/12/2023

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The President,
Arigilapadi Panchayat/Village,
Nemili Panchayat Union,
Arakkonam Taluk,
Ranipet District.

Sir/ Madam,

Sub : Residential Layout in Non Planning Area - District Town and Country Planning Office, Ranipet District - Ranipet District – Arakkonam Taluk – Nemili Panchayat Union – Arigilapadi Panchayat/Village – Comprised in Survey Number: 59/3B - Site extent: 0.50 acres (or) 2028.00 Sq.m – Total Road Area including splay Area: 521.955 Sq.m - Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr. P. Anbazhagan Online Application Form, Online Application Number: 8WC51R84/15250/2023, Dated: 31.08.2023.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern on 22.11.2023.
3. The Joint Director, Agricultural Department, Ranipet District, Dry Land NOC, Letter A2/6335/2023, Date: 20.10.2023.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. P. Anbazhagan Gift deed document, Gift deed (Local Body) document no: 10397/2023, Date: 01.12.2023.
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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Demand payment Request Letter, dated: 22.11.2023 and 02.12.2023 requiring payment of OSR Fee, Centage Fee and Display Board Charges.
15. Applicant Mr. P. Anbazhagan OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 02.12.2023 and 01.12.2023.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
19. Mrs. M. Santha Online Application Form, Online Application Number: DNJXQVSC/2852/2023, Dated: 24.07.2022, Approval Number: 91/2022.
20. Mrs. M. Santha Gift deed document, Gift deed (Local Body) document no: 3055/2022, Date: 10.08.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Ranipet District, Arakkonam Taluk, Nemili Panchayat Union, Arigilapadi Panchayat/Village, Comprised in Survey Number: 59/3B which have a site extent of 0.50 acres

(or) 2028.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and
Country Planning on 22.11.2023. Further the Applicant Mr. P. Anbazhagan have gift-deed the road, road splay areas, localbody reservation have been
handed over to the concerned local body on 01.12.2023. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and SWP/DTCP/RANIPET/LAYOUT No.164/2023 is the Technical Concurrence Number for the
residential layout and original maps and Copy of gift deed 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 Tahsildar to update in Tamilnilam website.

6. As per G.O: 18, the applicants have paid the Open Space Reservation Charges.

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 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. With reference to the 11th cited and 12th cited letter, the concerned local body must issue the final approval after transfer of earmarked road areas
survey number, 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. 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 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:
Scrutiny Charges - Rs.3042.00, Dated: 31.08.2023.
OSR Charges - Rs. 7530.00, Dated: 02.12.2023.
Centage Charges - Rs. 5100.00, Dated: 04.12.2023.
Display Board Charges - Rs. 10000.00, Dated: 04.12.2023.

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) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects, d) Workmanship, soundness of structure and materials use, e) Quality of building services and amenities the construction of building and 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.

16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be
cancelled by the Town and Country Planning department without prior intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled
by the Town and Country Planning department without prior intimation.
18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the
department without any intimation to the applicant.

Copy To:

1. Mr. P. Anbazhagan,
No.101, Perumal Kovil Street,
Arigilapadi Village
Arakkonam Taluk,
Ranipet District– 631151.

2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

3. The Sub-Registrar,
Arakkonam Registrar Office,
Ranipet District.

4. The Assistant Director,
Survey and Land Records,
Ranipet District - 606201.

5. The District Collector,
District Collectorate Office,
Ranipet District.

6. The Assistant Director (Panchayats),
Ranipet District.

7. The Tahsildar,
Arakkonam Taluk,
Ranipet District.

8. The Block Development Officer,
Nemili Panchayat Union,
Ranipet District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3042	31/08/2023
2	OSR Fee	7530	02/12/2023
3	Centage Charges	5100.00	04/12/2023
4	Development Charges		
5	Display Board Charges	10000.00	04/12/2023
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPH

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

Ranipet District.

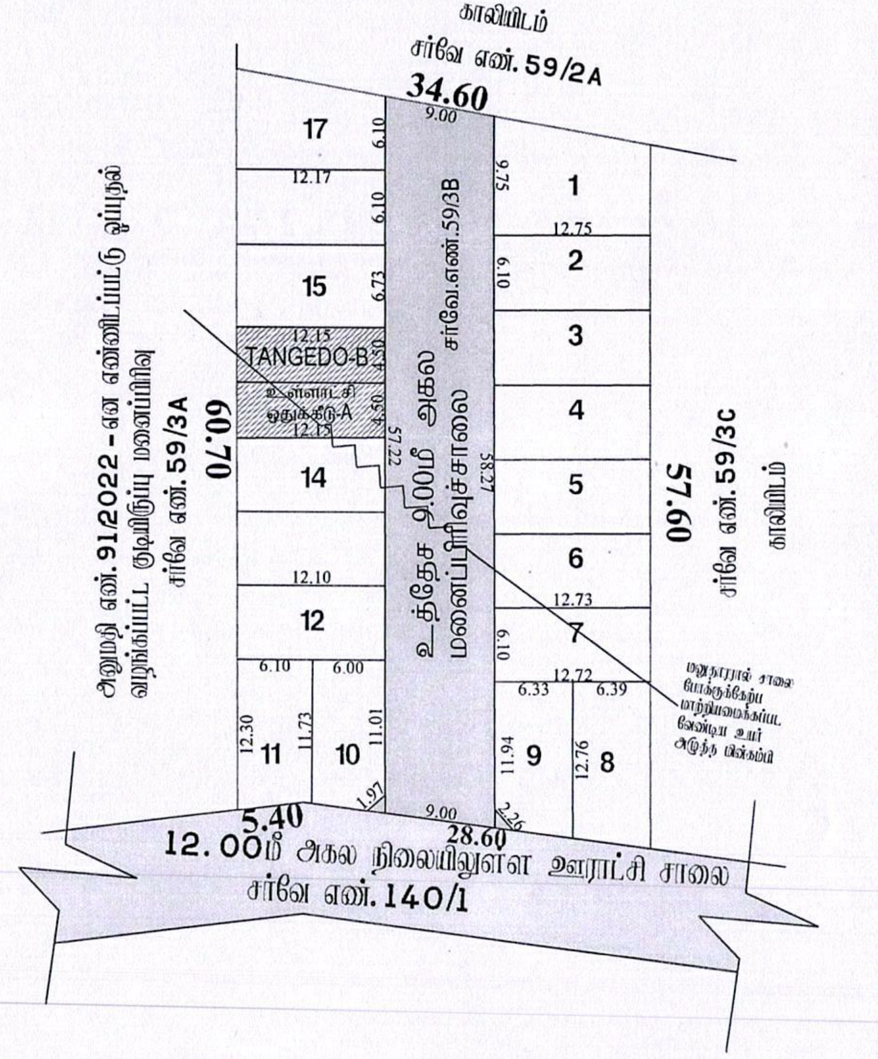
Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Ranipet
Date:2023.12.07 08:59:01

அனுமதி எண். 91/2022 - என எண்ணிடப்பட்டு ஒப்புதல் வழங்கப்பட்ட குடியிருப்பு மனைப்பிரிவு



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
இராணிப்பேட்டை மாவட்டம்
அரிகிலபாடி ஊராட்சி

இராணிப்பேட்டை மாவட்டம், அரக்கோணம் வட்டம், நெமிலி ஊராட்சி ஒன்றியம், அரிகிலபாடி ஊராட்சி மற்றும் கிராமம், சர்வே எண்: 59/3B - ல் அமைய உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம் (திட்டமில்லா பகுதி).

கோப்பு எண்	: SWC5IR84/15250/2023
இணையதள விண்ணப்ப எண்	: SWC5IR84
அளவு	: 1:400 (பரப்பளவு : 33%)

1. குறிப்புகள்:

(I) மனைப்பிரிவின் மொத்தப்பரப்பு	: 0.50 ஏக்கர் (அ) 2028.00 ச.மீ
(II) சாலையின் பரப்பளவு மற்றும் நிலை ஒதுக்கீடு பரப்பு	: 521.955 ச.மீ
(III) மனைப்பிரிவு சாலை போக மீதம் உள்ள பரப்பு	: 1506.045 ச.மீ
(IV) மனைப்பிரிவு எல்லை	
(V) உத்தேச சாலை	
(VI) நிலையில் உள்ள சாலை	
(VI) மொத்த மனைகள்	: 20 எண்கள்
(VI) ஒதுக்கிய மனைகள்	: 17 எண்கள்

பொது ஒதுக்கீடு உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட வேண்டியவைகள்

பொது உபயோகம்:

(TNCD & BR 2019, விதி எண் : 47 (3)-ன் படி உள்ளாட்சி (ம) TANGEDCO - க்கு தானமாக ஒப்படைக்க வேண்டிய 1% ஒதுக்கீடு ஒப்படைப்பு செய்யப்பட வேண்டியது

1.உள்ளாட்சிக்காக ஒப்படைக்கப்பட வேண்டிய பொது ஒதுக்கீட்டு பரப்பளவு (A)	: 54.675 ச.மீ - 3.64%	
2.தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்கான ஒதுக்கீட்டு பரப்பளவு (TANGEDCO)(B):	54.675 ச.மீ - 3.64%	
உத்தேச சாலைகள் மற்றும் நிலை ஒதுக்கீட்டு பரப்பளவு	: 521.955 ச.மீ - (25.73%)	

அரசாணை எண்:18.த.நி.(மகு.வ(நு.ப.1)துறை நாள்:04.02.2019, விதி-47(6)-ன் படியும் மற்றும் நகரஊரமைப்பு இயக்குநர், சென்னை அவர்களது சுற்றறிக்கை ந.க.எண்: 4367/2019-பிஏ2, நாள்: 05.02.2020. ன்படி பூங்கா ஒதுக்கீட்டுக்கு பதிலாக அரசு வழிகாட்டி மதிப்பீட்டின்படி கட்டணம் மனுதாரர் இணையதளம் வாயிலாக அரசு கணக்கில் செலுத்தியுள்ளார்.

நிலை ஒதுக்கு 7.5மீ நீளம் 12.00 மீ வரை	: 1.5 மீ X 1.5 மீ

II. நிபந்தனைகள்:

APPROVAL NO : SWP/DTCP/RANIPET/LAYOUT NO :164/2023

A.R.GOKILA VANI	E. KARTHIKEYAN	S.VIJAYAKUMARI
அளவர்/உதவி வரைவாளர்	வரைவாளர் நிலை-3	மேற்பார்வையாளர்/வரைவாளர் நிலை-2

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
இராணிப்பேட்டை மாவட்டம்

Signature valid
Signed by: Assistant Director
Location: Ranipet
Date: 2023.12.07

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