Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. 8W5F71UH/2024/TCP Date : 27/09/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

The President,
Gunaramanallur Panchayat,
Tenkasi.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Tenkasi District – Tenkasi Taluk– Keezhapavoor Panchayat Union - Gunaramanallur panchayat / Village – S.No.450/2B2A, 2A2A, 488/6, 7,8,9,489/2, 490/1A, 2,491/1A8, 1B2, 1B3, 1C3, 1C4, 1D,3,492/1A1,2,493/1,2,6,494/2A and 494/2B - Extent of 17.465Acres - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant PAV PROMOTERS LLP, Online Application No.8W5F71UH/2024 Dated: 26.07.2024.
2. Director of Town and country planning Office, Chennai HO Letter No. 8W5F71UH/2024/TCP6 (Road pattern issued on dated. 11.09.2024).
3. NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.NI4/5061/2024 Dated.23.07.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants PAV PROMOTERS LLP, Online Application No.8W5F71UH/2024 Dated:26.07.2024(OSR,Road gift,TANGEDCO and Local body reservation Gift deed document no.3878/2024, Dated:18.09.2024)
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, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department 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 online Application No.8W5F71UH/2024 Dated: 21.09.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
15. Applicant PAV PROMOTERS LLP online Application No. No.8W5F71UH/2024 Dated: 23.09.2024(Payment of Centage, Development charge Fee and Sub division Charge).
16. 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 PAV PROMOTERS LLP has requested for the approval of residential layout in Tenkasi District – Tenkasi Taluk– Gunaramanallur panchayat / Village– S.No.450/2B2A, 2A2A, 488/6, 7,8,9,489/2, 490/1A,2,491/1A8,1C3,1C4,1B2,1B3,1D,3,492/1A1,2,493/1,2,6,494/2A and 494/2B - Extent of 17.465 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Director of Town and Country Planning department, Chennai - on 11.09.2024 Further the applicant PAV PROMOTERS LLP has gift deed the road, road splay, Public purpose and Park has been handed over to the local body on Gift deed document no. 3878/2024, dated: 18.09.2024.

Technical Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is . /... . 67/2024. The approved
Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body and
TANGEDCO.

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/TDTCP No.SWP/32/2024 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 Tahsildar to update in Tamilnilam website
Special Conditions
1.There was a burial ground situated within a distance of 30m from the Southern side of site boundary, which is marked as prohibited zone for the construction of building in
drawing Piped water Supply has to be provided in that Area by applicant.
2.Compound wall should not be constructed around the site, where the layout road meets adjacent land.
3.a) With reference to the 11th cited and 13th 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.
4.With reference to the 14th cited and 15th 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.
5.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.
6.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.
7. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
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)
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.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country
Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those
places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after
obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout
Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length,
of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should
be obtained necessary permission from the Town and Country Planning dept or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of
land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed
document) of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the
entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and
date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground
that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning
Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country
Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the
plots are sold.
14. As per TNCDBR-2019 the following fee and charges are collected as follows: Centage Fee : Rs. 96000.00/- Dated:23.09.2024
Development fee : Rs. 141400.00 /- Dated:23.09.2024
Sub division Charges Rs.128000/- Dated.23.09.2024.
Flag Day fund (DD) Rs.20000/- Dated.26.09.2024

Allotment Details of Approved Layout Plan:
Site Extent : 17.465Acres
No.Of.Plots : 311
EWS Plot : 4955.84 sqm(10.14%) (Plot No.139-157, 168-179, 233-243, 253-260,264-271, 274-281, 284-291)
Gifted over to Local Body
Gift Deed Document:No.3878/2024, Dated:18.09.2024.
Layout Road & Splay Extent : 21859.40 Sq.m
A) Public Purpose : 265.60 Sq.m (0.54%)
B) TANGEDCO Purpose : 249.39 Sq.m (0.51%)
C.Park I : 2904.58 sqm
CDPark II : 2010.09 sqm

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

Copy To:

1.PAV PROMOTERS LLP,
No.20 Pillayarkovil street,
Poonamalle,
Chennai -600 056.

2.Block Development Officer,
Keezhapavoor Panchayat Union,
Tenkasi District.

3.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

4.Sub-Registrar,
Joint-II Subregistrar office,
Tenkasi.

5.Assistant Director,
Survey Land Records,
Tenkasi – 1 Set.

6.The Tahshildar,
Tenkasi.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	106029	26/07/2024
2	OSR Fee		
3	Centage Charges	96000.00	23/09/2024
4	Development Charges	141400.00	23/09/2024
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tenkasi
Date:2024.09.27 13:14:18