Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. VLR / DGNA5HYY / 057/2024/TCP Date : 16/05/2024

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

The President,
Sembarayanallur Panchayat,
Katpadi Panchayat Union, Katpadi Taluk,
Vellore District.

Sir/ Madam,

Copy To:
Thiru. C Gopalakrishnan and C Natarajan,
No.16, Ekamparam Street ,
Pennathur, Vellore-632058.

Sub : Residential Layout - Office of the Joint Director of town and country planning, Vellore District - Katpadi Panchayat Union, Sembarayanallore Panchayat / Village, Katpadi Taluk, Vellore district, S.F.No's. 228/2 ; 229/1 & 230/2 - extent of 2.56 acre (10350.00 Sqm.) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr. C Gopalakrishnan and C Natarajan Letter, Dated: 10.03.2024.

2. District Town and country planning Office, Vellore District Letter No. VLR / DGNA5HYY / 057-2024. (Road pattern issued on dated: 29.04.2024).

3. Joint Director Agriculture department, Letter No. A3/2047/2024, Dated: 21.03.2024.

4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020

5. Applicants Mr. C Gopalakrishnan and C Natarajan Letter, Dated:10.05.2024. (Gift deed document no. 4048/2024, dated: 09.05.2024).

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, 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: 15.05.2024 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15. Applicants Mr.C Gopalakrishnan and C Natarajan Letter, Dated: 15.05.2024. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

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 has requested for the approval of residential layout in Vellore district, Katpadi taluk / Panchayat Union, Sembarayanallore Panchayat / Village comprasing of S.F.No's. 228/2 ; 229/1 & 230/2 to an extent of 2.56 acre (10350.00 Sqm.) forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 29.04.2024. Further the applicant Tr. C Gopalakrishnan and C Natarajan has gift deed the Park Areas, Road, Road splay, TANGEDCO and Public Purpose areas has been handed over to the President of Sembarayanallore Panchayat local body on 09.05.2024.

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. / D.T.C.P. (VLR) No. 48/2024 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 Thasildhar to update in Tamilnilam website Special Conditions.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.
On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

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 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.

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 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)

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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.56 Acres (or) 10350.00 Sq.m

No. of Plots : 55 (Including EWS Plots)

EWS Plots : 14 Nos - 781.70 Sq.m - 10.95%
(Plot No - 6-11, 15-22)

Gifted over to Local Body :
Park : 723.30 Sq.m - 10.13%

Layout Road : 3213.00 Sq.m - 31.03%

Public Purpose - 1 : 39.30 Sq.m - 0.55%

TANGEDCO Purpose : 42.90 Sq.m - 0.60%

Open Space : 136.30 Sq.m - 1.91%

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	15525	10/03/2024
2	OSR Fee		
3	Centage Charges	18000.00	15/05/2024
4	Development Charges		
5	Display Board Charges	10000.00	15/05/2024
6	Satellite town charge		

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Vellore
Date:2024.05.16 17:23:59