

Layout Application - Final Approval Letter



Roc No: IISCBRHY/26578/202
4/TCP , Date :
27/06/2024

Date: 7/20/24 9:01 PM

From:

Village Panchayat

Erakudi Panchayat, Uppiliapuram Union Office, Tiruchirappalli District

To :

Thiru.R.Manokaran,
No.10/1, Thamarai Salai Extension,
Thillainagar, Tiruchirappalli Town,
Tiruchirappalli - 620018

Online Application Number:

IISCBRHY

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Comprised in SF.No.51/4 of Erakudi (South) Village, Thuraiyur Taluk, Tiruchirappalli District - an Extent of 1.33 Acre (5400.0 Sq.mt) - Technical clearance issued – forwarded for further action -
Reg

Ref :

- 1.Applicant Thiru.R.Manokaran, received via single window portal, reference number: IISCBRHY/26578/2024/TCP, dated.28.05.2024..
- 2.District Town and country planning Office, Tiruchirappalli District Letter No. IISCBRHY/26578/2024/TCP, (Road pattern issued on dated:20.06.2024)
- 3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/4820/2024, Dated:29.04.2024 (Non planning Area)
- 4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
- 5.Applicant Thiru.R.Manokaran, letter dated:20.06.2024.(Gift Deed No.1471/2024, Dated: 24.06.2024).
- 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. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:
30.08.2017.

13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.

14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

15.Demand payment Request Letter, Dated:26.06.2024 (requiring payment of Centage Fee, Display Board
Fee).

Ref :

16.Applicant Thiru.R.Manokaran, Dated:26.06.2024.(Payment of Centage Fee, Display Board Fee).

17.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout
Comprised in
SF.No.51/4 of Erakudi (South)
Village, Thuraiyur Taluk, Tiruchirappalli District an Extent of 1.33 Acre (5400.0 Sq.mt). 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/JD DTCP(TD)
No:126/2024 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 14th, it is requested to send the proceeding orders and maps to the concerned
Thasildhar to update in
Tamilnilam website Special
Conditions

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 fee the final layout

sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly and 11th cited

Letter, May allow the

owners/developers either to carry out Infrastructure Development Works to the standards specified by the
concerned local body or
to pay the estimate

cost to the local bodies

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 12th cited and 13th cited letter, the concerned local body must issue the final approval after transfer of

earmarked road, park areas

S.F. No sub-division in favour of the concerned 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

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)

4. 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 disputes 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:

1. Scrutiny Fees – Rs. 8,100/- Date: 26.06.2024

2. Centage Charge – Rs. 10,500/- Date: 26.06.2024

3. Display Board Deposit Fee – Rs. 1,500/- Date: 26.06.2024

4. OSR Fees – Rs. 7,800/- Date: 25.06.2024

5. Local body fees - Rs. 31,000/- Date: 08.07.2024

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

conversion charges,

before issuing the final approval in the following head of account

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)

Fees - Rs. 21,450/- 09.07.2024

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the

Layout Plan approved by

the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country

Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling

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 land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

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 right 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 Authority, a copy of the approval should be sent to this office,

along with a copy of proof (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 published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent display board along with the details of resolution number and date of approval 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 subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect

or if there is a situation

where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence

approval granted to the layout

will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be

compulsorily provided to the purchasers while selling plots for sale.

Village
Signature valid

Signed by: Village Panchayat President
Location: Tiruchirappalli
Date: 2024.07.20 21:01:38

