Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. ROC No. 12965/2023/TVR Dated 02.12.2023/2023/TCP Date : 02/12/2023

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

The President.
Asesham Panchayat,, Mannargudi Panchayat Union, Thiruvarur District..

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office,Thiruvarur-The proposal for Residential Layout with an extent of 2374.00. Sq.m in S.F.Nos: 161/5A2,161/6B,161/7A1B and 161/7A2 at Asesham Village and Panchayat, Mannargudi Panchayat Union and Taluk, Thiruvarur District–Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.P.Shanmugasundaram,, Asesham, Mannargudi Application Ref No: OR77RISJ (F.No12965), Dated. 22.06.2023.

2. District Town and Country planning Office,Thiruvaru r District LetterNo: OR77RISJ (F.No12965), Dated. 23.08.2023. (Road Pattern Issued)

3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4. The Joint Director of Agriculture thiruvarur District Dry land NOC vide proc. No.E4/4564/2023/Dated05.05.2023

5. Applicant. Thiru.P.Shanmugasundaram,, Asesham, Mannargudi Application Ref No: OR77RISJ (F.No12965), Dated. 22.06.2023.(Gift Deed Document no: 5404/2023/Dated 16.10.2023).

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

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

8. G.O.18,Department of Municipal Administration and Water Supply,Dated:04.02.2019 andG.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 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.

11. Government Letter No.19113/Nov4(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: 23.08.2023 and 02.12.2023 (requiring payment of Centage Fees and

OSR
fees).

15. Thiru.P.Shanmugasundaram,, Asesham, Mannargudi Application Ref No: OR77RISJ (F.No12965), Dated. 18.10.2023 and 02.12.2023 (Payment of Centage Fees and OSRA Fees).

16. Circular from the Director of Town and Country Planning 4367/2019/TCP2,Dated:13.03.2019,14.10.2019, 05.02.2020and 14.08.2021.

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The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, parks and for the public purposes meant for local body and TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above,and on receiving the payment of charges such as Centage charges and OSR charges vide under reference16th cited above,theTechnical Concurrence isissued tothe said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWPNo: 52/2023. The approved layout Plan is enclosed herewith for taking further action in this regard.The applican tshould submit the Original Gift Deed of 5th cited above to the concerned Local body and it has been forwarded with it for further action.

2. Further, when the final approva lis given by the localbody,it i srequested to send a copy of the conditions to this office immediately as per Condition no. 9(b).

3. After theapprovalofthelocalbody,Itisrequestedtosendtheapprovedresidentiallayoutmaptotheconcerned registration department office and land survey department for information and appropriate action

4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5. Aspercircularcitedin14th,itisrequestedtosendtheproceedingordersandmapstotheconcernedThasildartoupdatein Tamilnilam website Special Conditions.
6. TheLocalauthorityshallaccordpermissiondulyfollowingtherules/regulations/ordersissuedfromtimetotimeunderthe respective rules.

Special Conditions:

As per the directionsreference under 10 thcited and as per the provisions stipulated in Rule47(11)ofTNCDBR–2019 vide reference under 08thcited above.

1. a)Thelocalbodyshallissuethefinalapprovaltotheapplicant(s)directlyaftercollectingusualfeesandnecessaryfees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that
mayberequiredasassessedbytheauthorityconcernednamely,thelocalbodyandTANGEDCO,inthecaseofcorporationand municipalities.

b)Thelocalbodyshallissuethefinalapprovaltotheapplicant(s)directlyafterusual;feesandafterensuringtheapplicanthas laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2. With reference to the 11thcitedand12thcitedletter,theconcernlocalbodymustissuethefinalapprovalaftertransferof earmarked road, S.F.No sub-division in favour concern local body.

3. TheTamilNaduGovernmentinG.O.Ms.No.112,HousingandUrbanDevelopmentDepartment,dated22.06.2017have 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 EstateProjectwiththeRealEstateAuthority.Theapplicant has requested to follow the protocols as per instruction given by TNRERA

4. ConditionmentionedintheNoobjectioncertificatesobtainedfromtheCentral/StateGovernmentDepartmentsmustbe followed scrupulously.

5. AsperG.O.79HousingandUrbanDevelopmentDepartment,dated:04.05.2017,in-caseofnon-plannedarearule3ithas been
requestedtocollectRs.1000asscrutinyfeeforeachplots.Andunderrule9concernedlocalbodyshouldcollectthe3%Market Land Value as Land conversion charges, before issuing the final approval

Head of Account:
0217 Urban Development -
60 other Urban Development Schemes - 800 other Receipts -
ASReceiptsunderLandUseConversionCharges-27NonTaxationfees- 09 Collections
(DPC: 0217-60-800-AS 22709)

6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Departmenthasnotlegallycertifiedthetitletotheownershipbygrantingtechnicalclearanceandplanningpermission.Onlythe 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.

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

ScrutinyFee : Rs.3561/-Dt.22.06.2023
OSR charges :Rs 16431/-Dt.18.10.2023
CentageCharges :Rs4500../-Dt.02.12.2023
DisplayBoardcharges:Rs.1,500/-Dt.02.12.2023
Armed Force Flag Day Fund : Rs. 2,000/-(Receipt no. FD/FUND/11714 Dated:02.12.2023)

Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to
theLayoutPlanapprovedbytheDistrictTownandCountryPlanningOfficeshallnotbedonewithoutthepriorapprovalofthe District Town and Country Planning Office.
2. Thecornersoftheplotslocatedatthejunctionoftworoadsshouldbelaidwiththesplaysshownontheapproved Layout Plan.
3. No plot shall be sold,leased ortransferredinanyothermanneroranybuildingshallbeconstructedonanyplotbefore 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 TNCDBR - 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/concurrencehasbeengiventothesaidplotbytheDistrictTownandCountryPlanning Office. If any problem arises regarding the right of land for the plot,it should be considered and decided by the localbody.
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 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 submittedthatnorightcanbeassertedonthegroundthatsubdivisionhasbeenapprovedwherethereisnoactualtitletothe 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/concurrenceapprovalgrantedtothelayoutwillbecancelledbytheDistrictTownandCountryPlanning 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.

Assistant Director(i/c),
District Town and Country Planning Office,
Thiruvarur District.

Copy to:
1. Thiru.P.Shanmugasundaramm
No.5/38-4.Keelamottai Street,
Asesham,
Mannargudi,
Thiruvarur District.

2.The Assistant Director,
Department of Land Survey and Records, Thiruvarur District.

3The Tahsildar, MannargudiTaluk, Thiruvarur District.

4.TheSub-Registrar Mannargudi Sub-RegistrarOffice, Thiruvarur District.

5.The Chairman,
Tamil Nadu Real Estate RegularityAuthority,
No.1A,CMDATowerII, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3561	22/06/2023
2	OSR Fee	16431	18/10/2023
3	Centage Charges	4500.00	02/12/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tiruvarur
Date:2023.12.02 17:28:54