

Layout Application - Final Approval Letter



Roc No: 01/2024

Date: 7/4/24 4:13 PM

From:

Village Panchayat

Bagaveli Panchayat Office

To :

Thiru.Hasheem Sheriff and Tmt.Revathi,
No. 2, 1th Cross Street,
Walaja Town,Ranipet District-632513

Online Application Number:

9AIVGQPZ

Sir/ Madam,

Sub :

Layout-DTCP – Ranipet District – Walaja Taluk – Walaja Panchayat Union – Bhaveli panjayat -Kateri
Village - S.F.No :19/4A, 4B1,
6, 7, 8, 21/2 - Extent:7973.00 Sq.m (1.97 Acre) - Layout approval - reg.

Ref :

1. On 05.02.2024, Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Online Application Form was received through Online Application Number: 9AIVGQPZ.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No. RPT/9AIVGQPZ/22574/2024 on 02.03.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/813/2024 on 15.02.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Letter, Gift deed (Local Body) document no: 1326/2024, Dated:11.03.2024.
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 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. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Scrutiny Fee Receipt, Dated: 05.02.2024

15. Demand payment Request Letter, dated: 02.03.2024 and 13.03.2024 requiring payment of OSR Fee, Centage Fee and Display Board Charges.

16. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi, OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 12.03.2024 and 14.03.2024.

17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated:11.04.2023.

19. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.

20. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.

21. Road Gift deed (Local Body) document no: 3117/2023, Dated: 11.03.2024. DTCP Approval Number: 103/2023

22. 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. 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). accnemeent no: date: 20.06.2024

23. With reference to the 1st Cited letter, applicant has requested for the approval of layout in Ranipet District, Walajah Taluk, Walajah Panchayat Union, Bagaveli Panchayat and Katteri Village - Survey Numbers: 19/4A, 19/4B1, 19/6, 19/7, 19/8 and 21/2 - Site Extent: 7973.00 Sq. m (or) 1.97 Acres.

Body:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDDBR 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 TNCDDBR-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 Layout, 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.

19. Before Giving final concurrence by localbody should ensure the site is levelled to the Road Level.

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2024.07.04 16:13:23

