

Layout Application - Final Approval Letter



Roc No: RPT/PJ39B2MX/3199
1/2024/TCP

Date: 10/9/24 4:48 PM

From:

Village Panchayat

PANNIYUR PANCHAYAT OFFICE, PANNIYUR, NEMILI TALUK.

To :

Mr. G. Murugesan and 4 Others,
No: 3/392, Phase - II, Ganapathy Nagar,
Tajpura Village, Arcot Taluk,
Ranipet District - 632503.

Online Application Number:

PJ39B2MX

Sir/ Madam,

Sub :

Residential Layout Final Approval order (Village Panchayat) Ranipet District –Ranipet District – Nemili Taluk – Kaveripakkam Panchayat Union - Panniyur Village/Panchayat – Survey Numbers: 293/7A and 293/7B – Site Extent: 4694.35 Sq. m or 1.16 Acres – Final Order – Regarding

Ref :

1. On 02.08.2024, Applicant's Mr. G. Murugesan and 4 Others Online Application Form were received through Online Application Number: PJ39B2MX.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/PJ39B2MX/31991/2024/TCP on 11.09.2024.
3. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No.A2/4376/2024 on 12.08.2024.
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. G. Murugesan and 4 Others Letter, Gift deed (Local Body) document no: 4164/2024, Dated: 16.09.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. (Ms). No.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. G. Murugesan and 4 Others Scrutiny Fee Receipt, Dated: 02.08.2024.
15. Applicant's Mr. G. Murugesan and 4 Others Demand Payment Request Letter from DTCP, dated: 19.09.2024
16. Applicant's Mr. G. Murugesan and 4 Others Centage Fee and Display Board Payment Receipt, dated: 19.09.2024.
17. Applicant's Mr. G. Murugesan and 4 Others Flag Day Fund Receipt, dated: 20.08.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Ref : Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Applicant's Mr. G. Murugesan and 4 Others Development Charge Receipt, dated: 17.08.2024.
25. Applicant's Mr. G. Murugesan and 4 Others OSR Payment Request Letter from DTCP, dated: 11.09.2024
26. Applicant's Mr. G. Murugesan and 4 Others OSR Payment Receipt, dated: 17.09.2024.

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 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 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 concerned local body must issue the final approval after

transfer of earmarked road areas survey number, 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 plot. 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.

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

Scrutiny Fee - Rs. 7044.00, Dated: 02.08.2024.

Centage Fee - Rs. 11000.00, Dated: 19.09.2024.

Display Board Charges – Rs. 10000.00, Dated: 19.09.2024.

Flag Day Fund - Rs. 5000.00, Dated: 20.08.2024.

OSR Charges - Rs. 17496.00, Dated: 17.09.2024.

Development Charges - Rs. 4700.00, Dated: 17.08.2024 and Rs. 5000.00, Dated: 19.09.2024.

7.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

Local body collected Rs.1000 as scrutiny fee for layout Approval fees 31 plots Rs 31000/- layout

inspection fees Rs.2000/- through Online on 07/10/2024, and 3% Market Land Value as Land conversion charge Rs.12180/- is collected from the Applicant through Online Challan Number 20240923002619 dated 23 - sep-2024

8. Hereby Final approval of the layout is accorded for the 31 plots in layout in S F NO

293/7A and 293/7B in Panniyur Village (L.P. / D.T.C.P. (RPT) No. 90/2024 by DTCP), Layout is Named as "Dr APJ ABDULKALAM Nagar-2 " and forwarded for further necessary action.

PRESIDENT
KAVERIPAKKAM PANCHAYAT UNION
NEMILI TALUK
RANIPET DISTRICT



Village

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2024.10.09 16:48:46



தீர்மானம்

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20. சிவன்.....ஆம் ஆண்டு	அக்டோபர்	மாதம்	07	நாள்	1999	ஆண்டு
நல்லாள் திரு / திருமதி.....	1	இலட்சம்				சிறுமை
வருவாக : திரு / திருமதி.....	1	இலட்சம்				தலைவர்

பொருள் : 28

പഞ്ചായത്ത് മേധാവിയുടെ കീഴെ
 എല്ലാവരും ചേർന്ന് പ്രവർത്തിക്കും. 15 മണി
 വരെ വൈകുന്നേരം 5 മണി വരെ
 വേർതിരിച്ചായിരിക്കും.

Allegory of the Cave

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பெரிய கனகாபிரகாசம் மண்டி கருவியை பற்றியும்
மொத்தம் அம்மையின் பிள்ளைகள், 2010 - 2014
ஏண்டின் சிவல ஏண்டன், 2013/14ன், 2013/14ன்
1.16 ஏண்டி பிள்ளைகள் மொத்தம் அமைக்கப்படுகிறது

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பத்திரேஸாடு

உயராட்சி
உயராட்சி ஒன்றியம்

உதாரணம் : ௧௨

தீர்மானம் : 28

Struktur

ലണ്ടൻ A.P.T. യിൽ തന്നെ തന്നെ-2
 പാലം താഴെയിൽ താഴെ-3 താഴെ-4
 താഴെ-5 താഴെ-6 താഴെ-7 താഴെ-8
 താഴെ-9 താഴെ-10 താഴെ-11 താഴെ-12

പിന്മുഖം : 29

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R. Sathya

L. Davis

தலைவரின் பன்னியுற் றாநாட்டி
காத்திரிபாக்கம்-ஒன்றியம்,
தொண்டிப்பாக்கம்-மாவட்டம்

G. B. G. G.

தலைவர் தலைவர்
மண்ணிழர் கண்ணி
காணியாகக் கண் ஒன்றியம்.
தோண்டியேன் மாவட்டம்

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