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Town and Country Planning Department(Planning Permission)

31B17/A2 Melaagrahara Street, Ariyalur-621704.

ROC No. SWP/VNP01MQY/2024/TCP Date : 08/10/2024

From:

Joint Director / Deputy Director / Assistant Director

31B17/A2 Melaagrahara Street, Ariyalur-621704.

To :

The President,
Keelapalur Panchayat / Village,
Thirumanur Panchayat Union,
Ariyalur Taluk,
Ariyalur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Ariyalur District - Formation of a Residential layout to an extent of 1.40 Acres (5547.00 sq.m) in the Land Bearing of S.No. 302/5A1A,302/5A3 and 302/5A4A – Keelapalur Panchayat / Village, Thirumanur Panchayat Union, Ariyalur Taluk, Ariyalur District – Technical Approval issued - Forwarded for further action – Regarding

Ref :
1 . Online Application No.SWP/VNP01MQY/2024, Thiru.R.Selvarasu, Through online Dated: 03.09.2024.
2 . District Town and Country Planning Office, Ariyalur District Road Pattern issued through online dated.07.09.2024.
3 . Joint Director Agriculture department, Ariyalur NOC Letter No.AA2/4359/2024, Dated: 06.07.2024. and No.AA2/6552/2024, Dated: 19.09.2024
4 . Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 . Thiru.R.Selvarasu, document received through online Dated: 04.10.2024. (Gift deed document No.3228/2024,& 3229/2024 dt:10.09.2024 and 3440/2024 dt:26.09.2024).
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, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9 . G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 .G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11 .Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 .Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 .Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 . Demand requested through online, Dated: 04.10.2024
15 .Payment received through online, Dated:05.10.2024
16 . Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage, and Scrutiny fees vide reference 15th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The Technical Approval is given issued to the above mentioned layout and the number is assigned as SWP/AD.DTCP/Ariyalur District - LAYOUT No.28/2024 subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2.The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4.As envisaged under 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 to comply the said provisions.
5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under 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)”
6. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
7. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.8,498/- Date – 03.09.2024
Centage Charge : Rs.9,300/- Date - 05.10.2024,
OSR Charges : Rs 10,86,277/- Date - 04.10.2024
Development Charges :Rs 8,499/- Date – 05.10.2024
Sub Division Charges : Rs 12,400/- Date – 05.10.2024
Armed Forces Flag Day Fund : Rs.10,000/- Date – 07.10.2024

Copy to:
Thiru.R.Selvarasu,
S/o Rangasamy,
NO.05/38,Pallivasal street,
Keelapalur,
Ariyalur District -621 707.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8498	03/09/2024
2	OSR Fee	1086277	04/10/2024
3	Centage Charges	9300.00	05/10/2024
4	Development Charges	8499.00	05/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12400.00	05/10/2024

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

Ariyalur District.

Enclosure

1.Layout original map and Condition – 2 set



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Buying & Selling Services

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Legal & Documentation Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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