Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. Roc.No. LO1L8W2A/31750/2024/2024/TCP Date : 27/12/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

1) The President,
Thatchur -2 Village,
Panchetty Village Panchayat,
Sholavaram Panchayat Union,
Tiruvallur District.

Sir/ Madam,

2) The President,
Peravallur Village,
Aandarmadam Village Panchayat,
Sholavaram Panchayat Union,
Tiruvallur District.

Sub : Revised Residential Layout - Office of the Tiruvallur District Town and Country planning–Tiruvallur District, Ponneri Taluk, Sholavaram Panchayat Union, Thattchur-2 Panchayat and village, S.F.No's. 154/1,2: 155/1A1A,1B,2 and Peravallur Village S.No.121/2B2 - 32304.00 Sq.m (7.98 Acre) extent- Technical clearance issued - forwarded for further action - Regarding.

Ref : Reference:-

1. Applicants, Mr.K.Rajamahendran and Mr.M. Subramanian Layout proposal received through online vide reference No: LO1L8W2A, Dated.30.07.2024
2. District Town and country planning Office, Tiruvallur District Road pattern issued on Dated: 18.10.2024
3. Report from Joint Director, Agriculture Department, Tiruvallur District letter Roc. No. Maathi1/9936/2023, dated.28.12.2023.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.K.Rajamahendran and Mr.M. Subramanian, Gift deed document No: 11224 /2024 and 11225/2024, dated: 11.12.2024
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.16Department 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 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: 23.12.2024. (Requiring payment of Centage Fees, Display Board Fees).
15. Applicants Paid on Dated: 25.12.2024(Payment of Fees, Centage Fee, and Display Board Fees)
16. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular)

17. Proceedings of Assistant director District town and country planning office Tiruvallur District Roc.No. DHVYCVB0/2024/TCP Dated: 20.01.2024 (Site approval No:
SWP/DTCP/TVLR/LAYOUT No: 11/2024)

With reference to the 1st Cited letter, applicant has requested for the Revised and additional approval of residential layout the existing layout was approved vide
proceedings shown in Ref No.17 Now applied for revised & additional layout application in Tiruvallur District, Ponneri Taluk, Sholavaram Panchayat Union, Thattchur-2
Panchayat and village, S.F.No's. 154/1,151/2, 155/1A1A, 155/1B & 155/2 and Peravallur Village S.No.121/2B2 - 32304.00 Sq.m (7.98 Acre). This proposal was processed
as per the prevailing rules and after perusing the records and after conducting site inspection.
The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 16th cited above.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 31.12.2023. Further the
applicants, has gift deed the Road, Road Splay and Public Purpose areas has been handed over to the local body on 11.12.2024. 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
SWP/DTCP/TVLR/LAYOUT No: 321 /2024 (This is revised Approved Layout No: 11/2024) 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 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions
As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above.

The Flow line mentioned in the dwg should be retained as per the dwg in the Field and the developments should be carryout without obstructing the flow line strictly

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to
the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local
body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No 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. Condition mentioned in the No objection certificates obtained from the Central / State Government

Departments must be followed scrupulously

5. 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 plots. 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)

6. 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.

7. The Owner (or) Developer (or) promoter sell economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS
Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply

8. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

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 splays 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 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 / 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.

Copy to:
1.Mr.K.Rajamahendran
Mr.M. Subramanian,
No.1 -45 Main Road,
Agastheeswaram,
Kanniyakumari - 629401

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

3.Tahsildar,
Uthukottai Taluk,
Tiruvallur District.

4.Sub-Registrar,
Uthukottai Sub-Registrar Office,
Tiruvallur District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Superintending Engineer/Kanchipuram EDC,
Anna malligai, Olimugamedpet,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2887	30/07/2024
2	OSR Fee		
3	Centage Charges	41700.00	25/12/2024
4	Development Charges	64608.00	25/12/2024
5	Display Board Charges	1500.00	25/12/2024
6	Satellite town charge		
7	Sub Division Charge	55600.00	25/12/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruvallur
Date:2024.12.27 20:28:46