Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. RPT/JA5DROIV/18531/2024/TCP Date : 12/01/2024

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The President,
Vannivedu Panchayat/ Village,
Walajah Panchayat Union,
Walajah Taluk,
Ranipet District.

Sir/ Madam,

Sub : Residential Layout in Non Planning Area - District Town and Country Planning Office, Ranipet District - Ranipet District – Walajah Taluk – Walajah Panchayat Union – Vannivedu Panchayat/Village – Survey Numbers: 802/2A1B and 802/2A1C – Site Extent: 0.71 Acres or 2875.00 Sq.m – Technical Concurrence issued - forwarded for further action - Regarding.

Ref : 1. On 23.11.2023, Applicant's Mr. P. Kumar and Mrs. K. Mangai Online Application Form was received through Online Application Number: JA5DROIV.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No.
JA5DROIV/18531/2023 on 27.12.2023.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/7060/2023 on 30.11.2023.
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. P. Kumar and Mrs. K. Mangai Letter, Gift deed (Local Body) document no: 11/2024, Dated: 03.01.2024.
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. P. Kumar and Mrs. K. Mangai Scrutiny Fee Receipt, Dated: 23.11.2023.
15. Demand payment Request Letter, dated: 27.12.2023 and 09.01.2024 requiring payment of OSR Fee, Centage Fee and Display Board Charges.
16. Applicant's Mr. P. Kumar and Mrs. K. Mangai OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 04.01.2024 and 10.01.2024.
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. The Director, District Town and Country Planning Office, Chennai had issued Planning Permission through Approval Number: L.P. / D.T.C.P. No. 981/94

(Layout Copy and Order Copy).

With reference to the 1st Cited letter, applicant has requested for the approval of layout in Ranipet District, Walajah Taluk, Walajah Panchayat Union,
Vannivedu Panchayat/Village, Comprised in Survey Numbers: 802/2A1B and 802/2A1C which have a site extent of 0.71 Acres or 2875.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 27.12.2023. Further the
applicant Mr. B. Jagannathan and 3 Others has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The
President, Vannivedu Panchayat Local body on 03.01.2024. Hence, this layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 06/2023 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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special
Conditions.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive
Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified. On all streets exceeding
7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land
Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

7. As per G.O: 18, the applicants have paid the Open Space Reservation Charges. Guide Line Value: Rs.2695 /Sq.m.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 0.71 Acres or 2875.00 Sq.m.
No. of Plots : 20 Nos.

Gifted over to Local Body :
Layout Road : 484.50 Sq.m - 16.85 %
Public Purpose - 1 (A) : 14.00 Sq.m - 0.58 %
TANGEDCO Purpose (B) : 15.00 Sq.m - 0.62 %

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 Charges - Rs. 4311.00, Dated: 23.11.2023.
OSR Charges - Rs. 266831.00, Dated: 04.01.2024.
Centage Charges - Rs. 6600.00, Dated: 10.01.2024.
Display Board Charges - Rs. 10000.00, Dated: 10.01.2024.

Conditions:

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

20. Conditions given in the NOC should be followed otherwise the same will be cancelled by the department without any intimation to the applicant

Copy To:
Mr. P. Kumar and Mrs. K. Mangai,
No: 8, Srinivasa Street, Walajah Taluk,
Ranipet District - 632513.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4311	23/11/2023
2	OSR Fee	266831	04/01/2024
3	Centage Charges	6600.00	10/01/2024
4	Development Charges		
5	Display Board Charges	10000.00	10/01/2024
6	Satellite town charge		

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

Ranipet District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Ranipet
Date:2024.01.12 18:30:51