Town and Country Planning Department(Planning Permission)

ROC No. TRY SWP 5YI63FEI/2859 / 2022 / TCP Date 01/09/2022

From

Joint Director / Deputy Director / Assistant Director

To :

Mr. VASUDEVAN R ,
D.NO.4/111 ,
Sadaiyappan kovil street,

Sir/ Madam,

Sub : Residential Subdivision - Office of the Joint Director of town and country planning, - Panchayat Union,Thuraiyur Panchayat,Maruvathur Village,Tiruchirappalli district, S.F.No. 379/1A& 1B - extent of 0.568 Acre - Technical

Ref : 1.Applicants Mr.VASUDEVAN R Letter, Dated: 01.08.2022.

2.District Town and country planning Office,Tiruchirappalli District Letter dated 18.08.2022 .(Road pattern issued on
dated: 18.08.2022).

3.Joint Director Agriculture department, Letter No. Oo2/6510/2022 Dated: 26.05.2022.

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.Applicants Mr.VASUDEVAN R Letter, Dated: 19.08.2022.(Request for subdivision approval, there is NO proposal Road).

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 WaterSupply,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

GOVERNMENT OF TAMILNADU TRUTH ALONE TRIUMPHS

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: 23.08.2022.(requiring payment of Centage Fee, Display Board Fee, OSR
Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.VASUDEVAN R Letter, Dated: 23.08.2022.(Payment of Centage Fee, Display Board Fee, and Flag Day
Fund).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential Subdivision Tiruchirappalli
district Thuraiyur taluk, Thuraiyur Panchayat Union, Maruvathur Panchayat/Village comprasing of S.F.No. 379/1A &1B
to an extent of 0.568 Acres forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the
directorate on 18.08.2022. Further the applicant Tr. Vasudevan requested for subdivision approval, there is No proposal
road. Hence, this residential subdivision has been approved with below conditions.

1.As per the condition, the Subdivision has been approved and approved number issued as L.P./J.D.T.P(T.D.) No.

104/2022. and enclosed with 2 set of original maps 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 subdivision 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 Thasildhar to
update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas:
Collecting the necessary fees including the charges for providing amenities like roads,storm water drains and street
lights from the applicantsAfter collecting the necessary fees the final layout sketch, permit of planning authority along
with approval of Local Body shall be issued to the applicant(s) 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 (s) 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 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

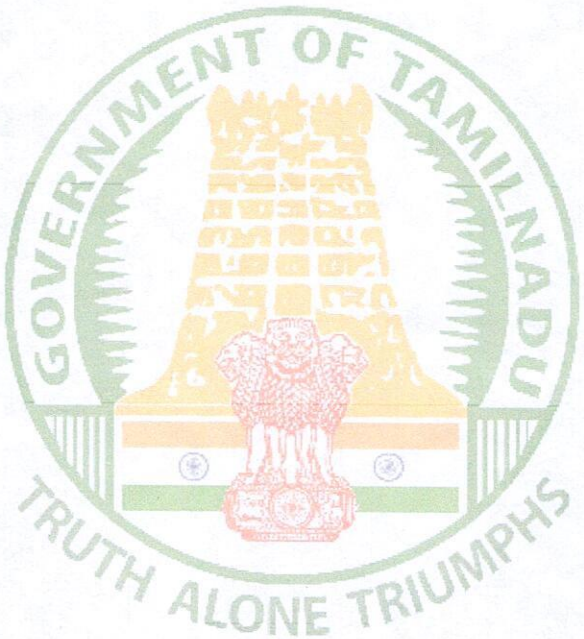
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it
has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should
collect the 3% Market Land Value as Land conversation charges, before issuing 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)

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:



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	3450	12/02/0007
2	OSR Fee		
3	Centage Charges	2400.00	23/08/2022
4	Development Charges		
5	Display Board Charges	1500.00	23/08/2022
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Document certified by Valavanthan Ramasamy.
Signed by: Joint Director
Location:Tiruchirappalli
Date:2022.09.01 21:04:03

Joint Director/Deputy Director(i/c)

Tiruchirappalli District.

Enclosure

1. Layout original map and Condition – 2