Town and Country Planning Department(Planning Permission)

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. NFD3F2I2 (16359)/2023/TD2/2024/TCP Date : 03/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

The President
Pasupathikoil panchayat,
Papanasam Taluk,
Thanjavur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Panchayat Union,Papanasam Panchayat,Pasupathikoil Village,Thanjavur district, S.F.No. - extent of acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. V.Vijayadoss Application Ref No. NFD3F2I2 (16359)/2023 dated:05.10.2023
2.District Town and country planning Office, Thanjavur District Letter No.NFD3F2I2((16359), (Road pattern issued on dated:02.11.2023).
3.Joint Director, Agriculture Department , Thanjavur Letter No.Mu.Mu/E1/7098/2023, Date.07.08.2023
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5.Applicant Thiru. V.Vijayadoss Application Ref No. NFD3F2I2 (16359) (Gift deed document no.2107/2023, dated.19.12.2023).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.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.
8.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
9.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.
10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O.181 and 141, Housing and Urban Development Department, Dated: 9.12.2020 & 16.07.2022
12.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15.Demand payment Request Letter, Dated: 02.01.2024 (requiring payment of Centage Fee).
16.ApplicantThiru. V.Vijayadoss Application Ref No. NFD3F2I2 (16359) Letter Dated: 12.01.2024(Payment of Centage Fee charge).
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

Residential Layout - District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 6950.0Sq.m in S.F.No. 187/4,5,6,7,8,9,11B, 189/19of –Pasupathikoil panchayat/Village – Papanasam Panchayat Union/Taluk,Thanjavur District-Technical Concurrence issued - forwarded for further action - Reg

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide under reference 2nd cited above. On receiving the gift deeds vide under reference 5th cited above, and on receiving the payment of charges such as Centage charge vide under reference 16th cited above, the technical concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/06/2024 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 Special Conditions
Special Conditions:-
1 As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9th cited above;
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.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 conversion 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. EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas other than corporations and Municipalities after a period of three years. In such cases of amalgamation, the planning parameter for EWS areas shall not apply.
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fees: Rs.10425/- ,Dated:05.10.2023
Centage Charges: Rs. 12600/- ,Dated:12.01.2024
OSR Fees: Rs.25526/- Dated:21.12.2023

Assistant Director,
District Town Country Planning Office,
Thanjavur

Enclose
1.Layout map Assistant Director ,
District Town and Country Planning Office,
Thanjavur District.

Copy to:
1.Thiru. V.Vijayadoss
No.4/62, west Moopastreet,

Pasupathikoil,
PapanasamTaluk,
Thanjavur-614206.

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

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.

4. Tahsildar,
PapanasamTaluk
Thanjavur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10425	05/10/2023
2	OSR Fee	25526	21/12/2023
3	Centage Charges	12600.00	12/01/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Thanjavur
Date:2024.02.03 12:27:17