Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. 25285/2024/TVR Dated 18.04.2024/2024/TCP Date : 18/04/2024

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

The Executive Officer,
Kudavasal Town Panchayat,
Kudavasal Taluk
Thiruvarur District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 12650.00 Sq.m in S.F. 45/8 of Agaraogai Village – Kudavasal Town Panchayat, Kudavasal Taluk, Thiruvarur District–Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.G.Mukesh and R.Rajkumar,Mayiladuthurai, Application Ref No: JJGO7J8W (25285/2024-TVR) dated: 22.03.2024

2.District Town and country planning Office, Thiruvarur District Letter No: : JJGO7J8W (25285/2024-TVR) Dated. 13.04.2024(Road Pattern Issued)

3.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4.The District Collector, Thiruvarur District Wet Land NOC vide Proc. No.9250/2023/F1/Dated 14.03.2024.

5.Applicant Thiru.G.Mukesh and R.Rajkumar,Mayiladuthurai, Application Ref No: JJGO7J8W (25285/2024-TVR) (Gift Deed Document no: 623/2024
Dated 15.04.2024).

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

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.

11. Government Letter No.19113/Nov4(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: 16.04.2024 (Requiring payment of Centage Fees).

15. Applicant Thiru.G.Mukesh and R.Rajkumar,Mayiladuthurai, Application Ref No: JJGO7J8W (25285/2024-TVR) Dated 16.04.2024 (Payment of
Centage Fees).

16. ircular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

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The Layout Proposal received vide the reference 1st cited Online 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, parks and for the public purposes
meant for local body and TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed soft copy from the applicant vide through online 5th cited above, and on receiving the payment of charges such as Centage
charges vide under reference 15th 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 the approved assigned to the layout is LP/ DTCP (TVR)/SWP No: 30/2024. The approved
layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 5th cited above to the
concerned Local body and it 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 acknowledgement 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 Thasildar to update in Tamilnilam website
Special Conditions.
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 08th cited
above.
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 roads
and park, 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 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)

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. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 18,975/- Dt. 22.03.2024
Centage Charges : Rs. 18,600/ -Dt. 16.04.2024
Display Board charges : Rs.1500/ -Dt. 17.04.2024
Armed Force Flag Day Fund : Rs. 5,000/- (Receipt no. FD/FUND/55419
Dated: 17.04.2024)

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.

Assistant Director,
District Town and Country Planning Office,
Thiruvarur District.

Copy to:
1. Thiru.G.Mukesh and R.Rajkumar,
No. 39/2,Murugan Nagar,
Pananthoppu Street,
Sitharkadu,
Mayladuthurai 609 003

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

3. The Tahsildar,
Kudavasal Taluk,
Thiruvarur District.

4. The Sub-Registrar,
Kudavasal Sub-Registrar Office,
Thiruvarur District.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18975	22/03/2024
2	OSR Fee		
3	Centage Charges	18600.00	16/04/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Tiruvarur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tiruvarur
Date:2024.04.18 14:07:14