

உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப அனுமதி வரையடம்
(திட்டமில்லாப்பகுதி)

நீல அளவை எண்கள் : 1651A2A2-ல் அமைபும் குடியிருப்பு மனைப்பரிவுக்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்

மலைப்பரவு இடத்தின் பரப்பு	: 13645.00 ச.மீ.
சாலைக்குரிய பகுதி	: 4574.50 ச.மீ.
சாலைப்பின் பரப்பு	: 13645.00 ச.மீ.

EWS	மலைகள்	மலைகள்	EWS
25-28, 31-34, 60-63, 65-67	மலைகள்	மலைகள்	25-28, 31-34, 60-63, 65-67
917.0 ச.அடி (10.11%)	மலைகள்	மலைகள்	917.0 ச.அடி (10.11%)

புதுக்கோட்டை	927.0 ச.மீ (10.22%)	
உள்ளூர்	50.80 ச.மீ (0.56%)	
TANGEDCO - உரிய பகுதி	51.19 ச.மீ (0.56%)	

மனைப்பிடி இத்தின் எல்லை.

நிலையிலுள்ள சாலை.

உத்தேச மனைப்பிடி சாலை.

கிட்ட வரம்பு :	7.2மீ அகல் சாலைக்கு	- 1.5மீ.
முலை முடக்கு :	9.0மீ - 18.0மீ அகல் சாலைகள் வரை	- 3.0மீ.
	12.0மீ அகல் சாலைகள் வரை	- 1.5மீ x 1.5மீ

1. அரசாங்கம் எண்:18 மற்றும் எண்:16, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் மற்றும் 31.01.2016-ல் சாலைகள் மற்றும் மலை (பாக்க) அகிய நிலப்பரப்பின்

2. இரண்டாம் பிளாக் திட்டத்தில் உடனடி உதவிகளை வழங்கி, பிளாக் திட்டத்தின் கீழ் செயல்படுத்தப்படும் பணிகளை விரைவில் முடித்துக் கொடுக்க நடவடிக்கை எடுக்க வேண்டும்.

நடவடிக்கை எடுக்கப்படவில்லை என்றும், நில அபிவிருத்திப் பணியை நிறுத்திவிட்டிருப்பதும், உத்தரவுகள் ஏதும் பிறப்பிக்கப்படவில்லை என்றும் உள்நாட்டி நிர்வாக அதிகாரி எஸ்.பி.கொலாவினைப்பற்றி.

[illegible]

5. இவ்வாறுதான் தென்ன நாய பட்டல் அளிக்கப்படும் மனையின் மனைகள் வாங்கும் ஒவ்வொரு மனைக்கும் எத்தனை பட்டல் அளிக்கப்படும் என்பதைத் தனியாகக் கணக்கிட்டுக் கொள்ளப்படும்.
6. இவ்வாறுதான் தென்ன நாய பட்டல் அளிக்கப்படும் மனையின் மனைகள் வாங்கும் ஒவ்வொரு மனைக்கும் எத்தனை பட்டல் அளிக்கப்படும் என்பதைத் தனியாகக் கணக்கிட்டுக் கொள்ளப்படும்.

7. EWS மனைகள் பொதுவாகத் தீவிர பிழைப்பாளர்களுக்காக ஒதுக்கப்பட்டதாகும். இம்மனைகள் வைக்கப்பட வேண்டும்.

சிறப்பு நிபந்தனை

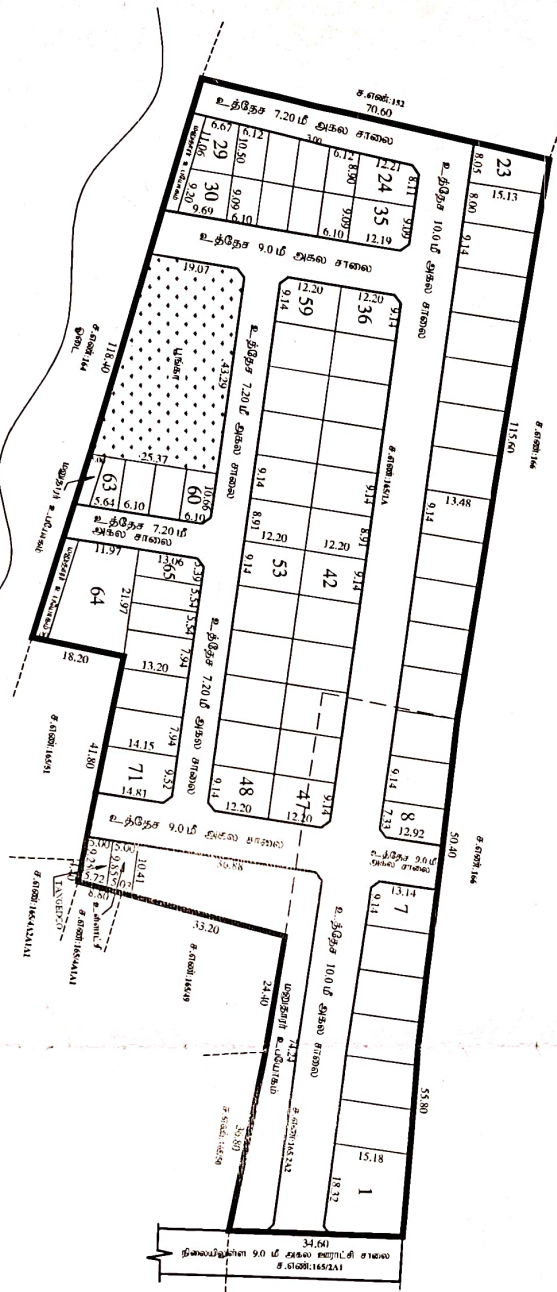
உள்ள நில உரிமையை உறுதிப்படுத்தவில்லை. தொழிலுடைய அனுமதி திட்ட அனுமதி அளிப்பதற்கு வின்னாபத்திரன் விண்ணப்பத்தின் சமர்ப்படுத்த ஆவணங்களில் (கிரபு பத்திரம், குத்தகைப் பத்திரம், பவன்வாசுபத்திரன் விண்ணப்பத்தின் அனுமதி) வின்னாபத்திரன் வான்சரி செய்ய உரிமையுள்ளதா என்பதைப் பொது அதிகாரப் பத்திரம் மேலும் (மா) விண்ணப்பத்திரன் வான்சரி செய்ய உரிமையுள்ளதா

உள்ளே புகுந்து பார்த்தால் அங்கே ஒரு பெரிய அறையே இருந்தது. அங்கே நான் புகுந்தால் அங்கே ஒரு பெரிய அறையே இருந்தது. அங்கே நான் புகுந்தால் அங்கே ஒரு பெரிய அறையே இருந்தது.

அவர்கள் பொருத்தமான தகவல்களை நமக்குக் கொடுத்தார்கள். இதுமட்டுமல்ல, அவர்கள் பொருத்தமான தகவல்களை அளவடி அல்ல, உரையடிபடி உலர் பொருத்தமான அளவடி அல்ல.

SWP/DTCP/TVLR/LAYOUT No:04/2023

உதவி இயக்குநர்,
நதா ஊரமைப்பு அலுவலகம்,
திருவள்ளூர் மாவட்டம்



01/22-23 12/01/23

தேவதர். ந. பூமியை உருவாக்கிய மனம்
உயர்ந்ததே. நான் உருவாக்கிய மனம்
உயர்ந்ததே. நான் உருவாக்கிய மனம்

பெ.மக்தசுமர
தலைவர்

Signed by: A. J. S. [Signature]
Location: T. [Signature]
Date: 2023-08-12

Town and Country Planning Department(Planning Permission)

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

ROC No. 3DFMTP9R

/ 2022 / TCP

Date : 10/01/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Vannipakkam Village Panchayat,
Ponneri Taluk,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning - Tiruvallur district, Ponneri Taluk, Minjur panchayat Union, Vannipakkam Village - S.F.No.165/1A,2A2 - 13645 Sqm (3.37 Acre) extent Layout Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Online Applicant No. 3DFMTP9R by
Tvl. K.Haribabu & V. Sudhakar, Dated: 06.11.2022 & 22.11.2022
2.District Town and country planning Office,Tiruvallur District Letter No. 3DFMTP9R (Road pattern issued on dated:27.12.2022).
3.Joint Director Agriculture department, Letter No. 1/10313/2022, Dated: 21.11.2022
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2022
5.Applicant Tvl. K.Haribabu & V. Sudhakar Letter. Dated:03.01.2023 .(Gift deed document no. 02/2023 , dated:02.01.2023).
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 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: 03.01.2023 (requiring payment of Centage Fee, Display Board Fee)
15. Tvl. K.Haribabu & V. Sudhakar, Letter. Dated: 09.01.2023. (Payment of Centage Fee, Display Board Fee).
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 layout at Tiruvallur district, Ponneri Taluk, Minjur panchayat Union, Vannipakkam Village - S.F.No.165/1A,2A2 - 13645 Sqm (3.37 Acre) extent Layout 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 27.12.2022. Further the Tvl. K.Haribabu & V. Sudhakar, has gift deed the road and road splay areas has been handed over to The President, Vannipakkam Panchayat, on 03.01.2023. 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 APPROVAL NO: SWP/DTCP/TVLR/LAYOUT No:04/2023. 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Town and Country Planning Department(Planning Permission)

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

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- 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/ 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(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.

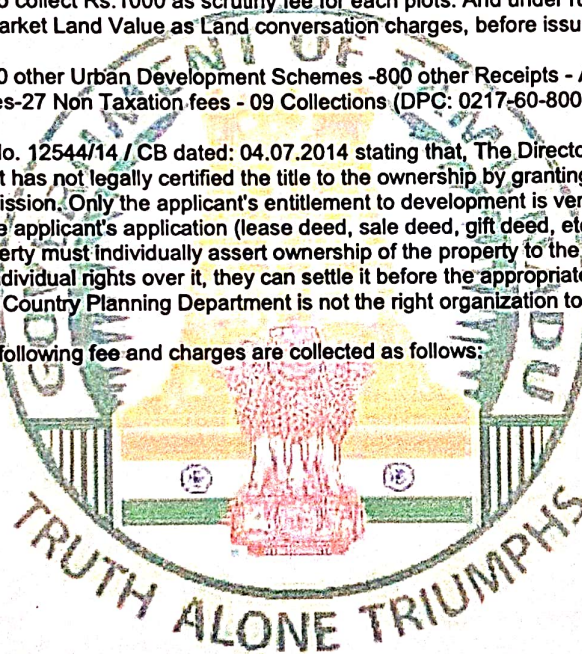
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, 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:

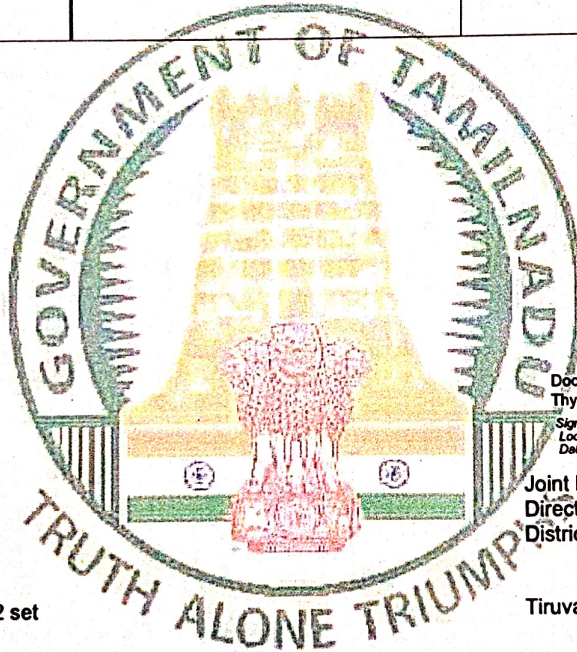
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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	20468	06/11/2022
2	OSR Fee		
3	Centage Charges	21600.00	09/01/2023
4	Development Charges		
5	Display Board Charges	1500.00	09/01/2023
6	Satellite town charge		



Document certified by N R
Thyagarajan.

Signed by: Assistant Director
Location: Tiruvallur
Date: 2023.01.19/2023

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

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set