Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. 7YVW9N9B/2022 /TCP / 2022 / TCP Date : 28/12/2022

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

Mr.Viswanathan & Mr.Ansar
193/1, Udhayapuri Colony,
Narasothipatti,
Alagapuram,
Salem – 636 004.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Dharmapuri - Dharmapuri District – Pappireddipatti Taluk, B.Mallapuram Town Panchayat – Bandarasettipatti Village – S.F.No. 19/1B – 19710.00 Sq.m – Technical clearance issued – forwarded for further action –Reg.

Ref :

1) Online application No. 7YVW9N9B /2022 /TCP received through Single Window Portal from Mr.Viswanathan & Mr.Ansar
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E2/7332/2021 Dated: 21.10.2021 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road Pattern plan approved by the District Town and Country Planning Office, Dharmapuri Dated: 15.12.2022.
16) Gift deed Documents no. 4726/2022 & 4727/2022 Dated: 19.12.2022 Uploaded by the Applicant Mr.Viswanathan & Mr.Ansar
17) Demand raised for payment of Centage charges dated : 22.12.2022
18) Payment of Centage charges received from the applicant on 27.12.2022

ORDER:

The application seeking technical clearance for the proposed formation of housing layout to an extent of 19710.00 Sq.m in the land bearing S.F.No. 19/1B at Bandarasettipatti Village, of B.Mallapuram Town Panchayat , Pappireddipatti Taluk of Dharmapuri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for road, Park(OSR), Green strip and pubic purposes meant for local body and TANGEDCO vide reference 15th cited above.

On receipt of gift deeds vide reference 16th cited above and on receipt of payment of charges such as Centage charges vide reference 18th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions.

1) The Technical Clearance is issued to the above mentioned layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 80/2022
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th, 8th, 9th and 14th cited above.
3) The local authority shall also ensure that the sub division for the land earmarked for road, Park(OSR), Green strip and pubic purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.
4) As envisaged under 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 to comply the said provisions.
5) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.

Head of Account
0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts- AS Receipts under Land use Conversion Charges-
227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

6. The fees / charges collected from the applicant are as follows.
Scrutiny Fee : Rs. 29565/-
Centage Charges : Rs.30000/-
Display Board charges : Rs. 1500 /-
Revenue Subdivision charges : Rs.40000/-

Deputy Director / Assistant Director (i/c),
District Town and Country Planning Office,
Dharmapuri.

To

1. The Executive Officer,
   B.Mallapuram Town Panchayat,
   Pappireddipatti Taluk,
   Dharmapuri District.

Copy to

1. Mr.Viswanathan & Mr.Ansar
   193/1, Udhayapuri Colony,
   Narasothipatti, Order Copy Only
   Alagapuram,
   Salem – 636 004.
2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority,
   No.14, CMDA Tower II,
   1st Floor Gandhi Irwin Bridge road, Order Copy Only
   Egmore, Chennai – 600 008.

3. The Tahsildar
   Pappireddipatti Taluk, Order Copy, Layout Copy & Revenue
   Dharmapuri District. Subdivision charges receipt original.

4. Assistant Director of Survey,
   District Collectorate, Order Copy & Layout Copy
   Dharmapuri – 636 705.

5. Stock File - Order Copy & Layout Copy

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29565	29/11/2022
2	OSR Fee		
3	Centage Charges	30000.00	26/12/2022
4	Development Charges		
5	Display Board Charges	1500.00	26/12/2022
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPH

Document certified by Shanmugam K.
Signed by: Assistant Director
Location:Dharmapuri
Date:2022.12.26 17:28:14

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

Enclosure

1.Layout original map and Condition – 2 set