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Town and Country Planning Department(Planning Permission)

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

ROC No. ZA9DX536(34198)/2024/TCP Date : 26/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President, Thirukkanurpatti Panchayat, Thanjavur Taluk and District

Sir/ Madam,

Sub : Layout - District Town and Country Planning Office, Thanjavur - The proposal for Residential Layout with an extent of 11650.00Sq.m in S.F.Nos.157/10A2, 10B2, 12A, 12B of Thirukkanurpatti Village and Panchayat -Thanjavur Taluk and Thanjavur District - Technical Concurrence issued - forwarded for further action - Reg

Ref : 1. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No. ZA9DX536(34198) dated: 19.09.2024

2. District Town and country planning Office, Thanjavur District Letter No. ZA9DX536(34198)/2024/TCP.(Road pattern issued on dated: 24.09.2024).

3. Joint Director,Agricultural Department,Thanajvur Letter No K.Dis/E1/9627/2024 dated 21.08.2024

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

5. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No. ZA9DX536(34198) dated:26.09.2024.(Gift deed document no.3592/2024, dated:25.09.2024)

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

10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022 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:26.09.2024 (requiring payment of Centage Fee).

15. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu, Letter Dated: 26.09.2024 (Payment of Centage Fee).

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

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, park 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 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 approved number issued as DTCP/TNJ/SWP/89/2024 and enclosed with 5 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 favor 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 Fee: Rs.17,475 /- Dated: 19.09.2024
Centage Charges: Rs.12,600 /- Dated: 26.09.2024
Development Charges: Rs.11,700/- Dated: 26.09.2024
Display Board: Rs.1500/- Dated: 26.09.2024
Sub-division Charged Rs.16,800/- Dated: 26.09.2024

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 splay 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 powerline / 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.

9. 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 for 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.

List of Reservation in Approved Layouts

Description	Area	Percentage
Area of the Layout	11650.00Sq.m	-- --
Allotted Plots	42	-- --
Common Reservation		
Gifted to Local Body by Applicant	--	-- --
Proposed Roads and Splay	34433.80Sq.ft	
Reserved for Local Body	457.10Sq.ft	0.50%
Reserved for TANGDCO	457.55Sq.ft	0.50%
Parks	9111.45Sq.ft	10.01%
For Sale Plot for EWS and Plot Numbers 15 to 26	10796.46Sq.ft	11.86%

Copy to:

1. Thiru.M.Anbuselvan,
   Thiru.K.Vetriselvan,
   Thiru.K.Thirunavukkarasu,
   No.21,Raja Sarafoji Nagar,
   Ramnath Hoter Oppositive,
   New Busstand,
   Thanjavur. 613005

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	17475	19/09/2024
2	OSR Fee		
3	Centage Charges	12600.00	26/09/2024
4	Development Charges	11700.00	26/09/2024
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



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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