Town and Country Planning Department(Planning Permission)

NO.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

ROC No. NN0GBVOT/2024/TCP Date : 24/05/2024

From:

Joint Director / Deputy Director / Assistant Director

NO.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

To :

A ARUNACHALAM,
3790 SOUTH 3RD STREET
Pudukkottai Town
Pudukkottai

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of town and country planning, Pudukkottai District, Thirumayam Taluk, - Rangiyam Village, Pudukkottai district, S.F.No. 636/1B,636/2B,633/14- extent of 9693 Sq.m(2.39 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.A ARUNACHALAM Online application No NN0GBVOT Dated: 13.05.2024

2.District Town and country planning Office,Pudukkottai District Letter No. NN0GBVOT/2024 .(Road pattern issued on dated:17.05.2024).

3.Joint Director Agriculture department, Letter No. A1/4537/2024 Dated: 15.05.2024

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

5.Applicants Mr.A ARUNACHALAM Letter, Dated: 22.5.2024 .(Gift deed document no 2176/2024, dated: 20.05.2024).

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, 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: 23.05.2024 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.A ARUNACHALAM Dated:23.05.2024 .(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee
and Flag Day Fund).

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 inPudukkottai district Thirumayam taluk, Rangiyam Panchayat, Village comprasing S.F.No. 636/1B,636/2B,633/14- extent of 9693 Sq.m(2.39 acre)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the applicant has gift deed the road, road splay areas has been handed over to the local body vide Document no 2176/2024 on 20.05.2024 Hence, this residential layout has been approved in Approval number SWP/LP/DTCP(PD) NO: 43/2024 with the following conditions.

Conditions
Layout Approval number : SWP/LP/DTCP(PD) NO: 43/2024
1.As per the condition, the layout has been approved and approved number issued as . 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

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14540	13/05/2024
2	OSR Fee	362016	21/05/2024
3	Centage Charges	15000.00	23/05/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Pudukkottai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Pudukkottai
Date:2024.05.24 14:58:10