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Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 7/25/24 1:41 PM

From:

Village Panchayat

Ayikudi
Village panchayat
Mannachanallur

To :

THIRU.A.IQBAL,
NO.22/3, RAILWAY STATION ROAD,
SRI RENGAM, TIRUCHIRAPPALLI-620 006

Online Application Number: UGEGDFUF

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District –Mannachanallur Taluk – Mannachanallur
Panchayat Union – Ayikudi Panchayat – Ayikudi Village – S.F.Nos.195/1A, 195/6, 195/7 – 02.46Acres or 9950.00Sqm - Final Approval - Reg

Ref :

1.Applicant.THIRU.A.IQBAL, received via single window portal Reference No.SWP/ UGEGDFUF/28358/2024/TCP,
Dated:26.05.2024.
2.District Town and country planning Office, Tiruchirappalli District Letter No. SWP/UGEGDFUF/28358/2024/TCP, Road pattern
issued on
dated:03.07.2024.)
3.Joint Director, Agricultural department Letter No.U2/6296/2024, Dated.03.06.2024.
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5.Applicant.THIRU.A.IQBAL, letter dated:08.07.2024.(Gift Deed Doc.No.2027/2024, Dated:05.07.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.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.

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. G.O.141, Housing and Urban Development Department, Dated: 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:09.07.2024. (requiring payment of Centage Fee, Display Board Fee).
15.Applicant.THIRU.A.IQBAL, Dated:09.07.2024. (Payment of Centage Fee, Display Board Fee)
Ref :
16.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
Ayikudi Panchayat Resolution No: 275 /18.07.2024
17. Ayikudi panchayat Resolution Number 01-2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in S.F.Nos.195/1A,
195/6, 195/7 at
Ayikudi Village, Ayikudi Panchayat, Mannachanallur Panchayat Union, Mannachanallur Taluk, Tiruchirappalli Districtan extent of
02.46Acres or
9950.00Sqm. 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 L.P/JD DTCP(TD) No:136/2024 and
enclosed with2
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 11th 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 fee the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the
applicant(s)
directly and 10th cited Letter, May allow the owners/developers either to carry out Infrastructure Development Works to the
standards
specified by the concerned local body or to pay the estimate cost to the local bodies.
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 12th cited and 13th 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.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.
5.As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fee– Rs.14925/-, Date: 12.06.2024.
2. Centage Charge – Rs.16500/-, Date: 09.07.2024.
3.Display Board Deposit Fee – Rs.1500/-, Date: 09.07.2024.
4. OSR Charge – Rs.98725/-, Date:08.07.2024.
6. 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 in 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-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
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 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 Road Certificateand 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.
Member Secretary/ Joint Dir

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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