Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. 28080/2024/TVR/2024/TCP Date : 05/07/2024

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

The President,
Keezhakavathukudi Panchayat,
Thiruvarur Taluk,
Thiruvarur District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office,Thiruvarur - The proposal for Residential Layout with an extent of 8864.00 Sq.m in S.F.No 63/3 and 63/17 at Ramagaye Village - Keezhakavathukudi Panchayat - Thiruvarur Panchayat Union and Taluk- Thiruvarur District -Technical Approval issued - forwarded for further action - Reg

Ref : 1. Applicant Thiru. M.E.Mohamad Ishaq and B.Syed Mashudeen, Kodikkalpalayam, Thiruvarur Application Ref No: PBU7OA7A (F.No.28080)2024-TVR, Dated.
22.05.2024.

2. District Town and country planning Office, Thiruvarur District Letter Application Ref No: PBU7OA7A (F.No.28080)2024-TVR,/ Dated: 25.06.2024. (Road Pattern
Issued).

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

4. Applicant Thiru. M.E .Mohamad Ishaq and B.Syed Mashudeen, Kodikkalpalayam, Thiruvarur Application Ref No: PBU7OA7A (F.No.28080)2024-TVR (Gift Deed
Document No: 3963 /2024, Dated: 02.07.2024).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

6. 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.

7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

12. Demand payment Request Letter, Dated: 25.06.2024 and 30.04.2024 (Requiring payment of OSR Fee and Centage Fee).

13. Applicant Thiru. M.E .Mohamad Ishaq and B.Syed Mashudeen, Kodikkalpalayam,Thiruvarur Application Ref No: PBU7OA7A (F.No.28080)2024-TVR Dated
04.07.2024 and 05.07.2024 (Payment of OSR Fee and Centage Fee).

14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 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, parks for the public purposes meant for local body and TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed from the applicant vide under reference 4th cited, and on receiving the payment of charges such as OSR Fee and Centage charge, vide
under reference 13th cited above, the Technical Approval is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No : 53/2024 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special
Conditions.

Special Conditions:

As per the directions reference under 08th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 06th cited above.

1. 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 09th and 10th cited letter, the concern local body must issue the final approval after transfer of earmarked road 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. Condition mentioned in the No objection certificates obtained from the Central / State Government

Departments must be followed scrupulously.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs.13,296/- Dt. 22.05.2024
OSR Fee : Rs. 9,97,214/- Dt.04.07.2024
Centage Charges : Rs.12,300/- Dt. 05.07.2024
Display Board charges :Rs.1500/- Dt. 05.07.2024
The Armed Force Flag Day charges :: Rs.3,000/-(OnlinePayment FD/FUNF/259053/Dated 05.07.2024)

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.
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 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.

Assistant Director,
District Town and Country Planning Office,
Thiruvarur District.

Copy to:

1. Thiru. M.E.Mohamad Ishaq and B.Syed Mashudeen,
Power Agent,
No.31.Azad Nagar,
Kodikkalpalayam,
Thiruvarur District.

2. Assistant Director,
Department of Land Survey and Records,
Thiruvarur District.
3. The Thasildar,
Thiruvarur Taluk,
Thiruvarur District.

4. The Sub-Registrar,
Thiruvarur Sub-Registrar Office,
Thiruvarur District.
5. 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	13296	22/05/2024
2	OSR Fee	997214	04/07/2024
3	Centage Charges	12300.00	05/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Tiruvarur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruvarur
Date:2024.07.05 15:05:06