Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. XWFN79D0 /2024/TCP Date : 06/08/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Gudapakkam Village Panchayat,
Poonamallee Taluk,
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur District, Poonamallee Taluk, Poonamallee Panchayat Union, Gudapakkam Panchayat and Village, S.F.Nos. 324, 325 & 327/1 – Site Extent – 13000.00 sq.m (3.21 Acres) – Layout Plot Pattern Technical Concurrence Issued - forwarded for further action - Reg.

Ref :
1. M/s.Jains and VIP Developers (Power agent), Online Application No.XWFN79D0 / 2024 / TCP5, Dated:01.02.2024, 22.03.2024, 01.07.2024 & 09.07.2024.
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated:09.02.2024.
3. Online Application No. XWFN79D0 / 2024 / TCP5, dated:07.05.2024 (Road pattern issued)
4. Applicant M/s.Jains and VIP Developers (Power Agent), Gift Deed No.8846 /2024, Dated:19.06.2024.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Letter No: 19113/UD 4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017. 12. Circular ROC No: 13686/2017/LA-1 dated 08-09-2017 of Director of Town and Country Planning
13. Joint Director, Agriculture Department NOC letter no.Mathi1/XWFN79D0/2024, Dated:16.03.2024
14. District Collector, Tiruvallur wetland NOC letter ROC. 16081/2015/N-1, Dated:11.08.2017.
15. The Directorate of Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No. . XWFN79D0 / 2024 / TCP5, dated:17.07.2024
16. Demand payment Request Letter, Dated: 25.07.2024 (requiring payment of Centage Fee, Display Board Fee).
17.Applicants M/s.Jains and VIP Developers (Power Agent), Dated: 29.07.2024 (Payment of Centage Fee, Display Board Fee)

1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Assistant Director of Tiruvallur District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Tiruvallur District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 3rd cited above.

On
receiving the gift deed from the applicant, the following order of concurrence for the proposed layout is issued by the Directorate of Town and Country Planning vide reference 15th cited above.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is L.P/D.T.C.P No.55/2024. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office as per the condition No:9 (b) of the layout.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action / information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:
1. With reference to the 7th, 8th and 10th cited Government orders, “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”.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3.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.
4. 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.
5. 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)
6. 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.

7.The conditions imposed by the District collector, Tiruvallur letter in the reference 14th cited should be followed by the applicant.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage charges : Rs.24,600/-
Display board : Rs.1,500/-
Flag day :Rs.5,000/- (Off line)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	19500	01/02/2024
2	OSR Fee		
3	Centage Charges	24600.00	29/07/2024
4	Development Charges		
5	Display Board Charges	1500.00	29/07/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruvallur
Date:2024.08.06 15:16:20