

Town and Country Planning Department(Planning Permission)



District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. 5RP6BNN1/2024/TCP/2024/TCP

Date : 05/07/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

Ravi Muniyappan,
13C, Pachiyappagounder Street,
Dharmapuri-636701

Sir/ Madam,

Sub : Residential Sub-division– District Town and Country Planning Office, Dharmapuri - Dharmapuri District – Dharmapuri Taluk / Panchayat Union– Annasagaram Panchayat/Village – S.F.No. 478/1B3B and 479/1B2B2- Extent of 0.18.64 Hectare– Technical Approval issued – forwarded for further action –Reg.

Ref : 1) SWP Application No. 5RP6BNN1/2024/TCP received through Single Window Portal from Mr RAVI MUNIYAPPAN
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
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) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E2/672/2024 Dated: 06.02.2024 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road pattern Approved on 04.07.2024
16) Payment of OSR charges and Centage charges received from the applicant on 05.07.2024

Order :

The application seeking technical clearance for the proposed formation of Residential Sub-division to an extent of 0.18.64 Hectare in the land bearing S.F.No. 478/1B3B and 479/1B2B2 at Annasagaram Panchayat/Village of Dharmapuri Taluk, Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as OSR charges and Centage charges vide reference 16th cited above, the technical clearance is issued to the mentioned Residential Sub division subject to the following conditions.

- 1) The Technical Clearance is issued to the above mentioned Residential Sub division and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 65/2024
- 2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
- 4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
- 5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.
- 6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions:

- 1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
- 2) 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. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, 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/Subdivision develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout/ Sub division or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
- 3) As envisaged under 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 to comply the said provisions.
- 4) If the Residential Layout/ Subdivision is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under 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-
227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

Assistant Director,
District Town and Country Planning Office,
Dharmapuri

To

The President,
Annasagaram Panchayat,
Dharmapuri Taluk,
Dharmapuri District

Order Copy, Residential Sub-division Copy

Copy to

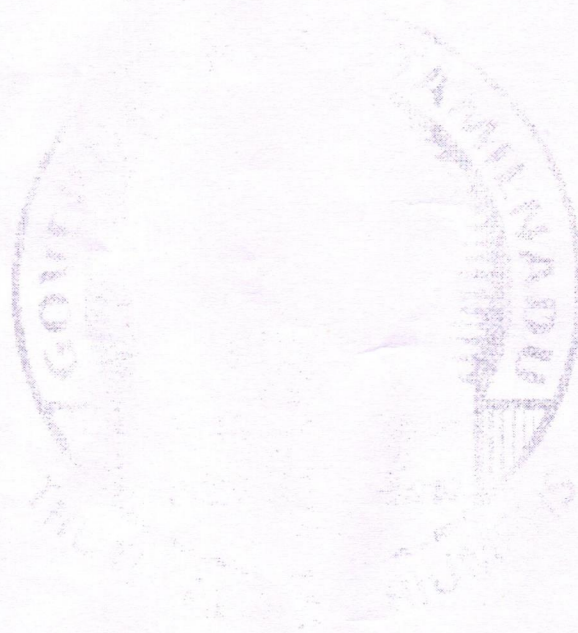
1. The Tahsildar
Dharmapuri Taluk,
Dharmapuri District.

Order Copy, Residential Sub-division Copy
& Revenue Subdivision charges receipt.

2. Assistant Director of Survey,
District Collectorate,
Dharmapuri – 636 705.

Order Copy & Residential Sub-division Copy

3. Stock File - Order Copy & Layout Copy.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2796	07/06/2024
2	OSR Fee	93200	04/07/2024
3	Centage Charges	2400.00	04/07/2024
4	Development Charges		
5	Display Board Charges	1500.00	04/07/2024
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Dharmapuri District.

Signature valid

Signed by: Assistant Director
Location: Dharmapuri
Date: 2024.07.05 15:49:42



Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 7/10/24 1:37 PM

From:

Village Panchayat

A.gollahalli

To :

Mr. Ravi Muniyappan,
13C, Pachiyappagounder Street,
Dharmapuri - 636 701.

Online Application Number:

5RP6BNN1

Sir/ Madam,

Sub :

Sub: Residential Sub-division – A.Gollahalli Panchayat Office, Dharmapuri District – Dharmapuri Taluk / Panchayat Union – A.Gollahalli Panchayat, Annasagaram Village S.F.Nos. 478/1B3B and 479/1B2B2 - extent 0.18.64 Hectare – Panchayat (Local body) Approval Issued - Reg.,

Ref :

- 1) SWP Application No (SWP): 5RP6BNN1/2024/TCP submitted on 07.06.2024 through Single Window Portal by Mr RAVI MUNIYAPPAN,
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
- 5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
- 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 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) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
- 11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular)

12) Letter Roc.No. E2/672/2024 Dated: 06.02.2024 Of Joint Director of Agriculture Department, Dharmapuri District.

13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)

14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

15) Letter sent to Applicant on 04.07.2024 Regarding to hand over the portion of land earmarked for Park.

16) Payment of OSR charges and Centage charges received from the applicant respectively on 05.07.2024.

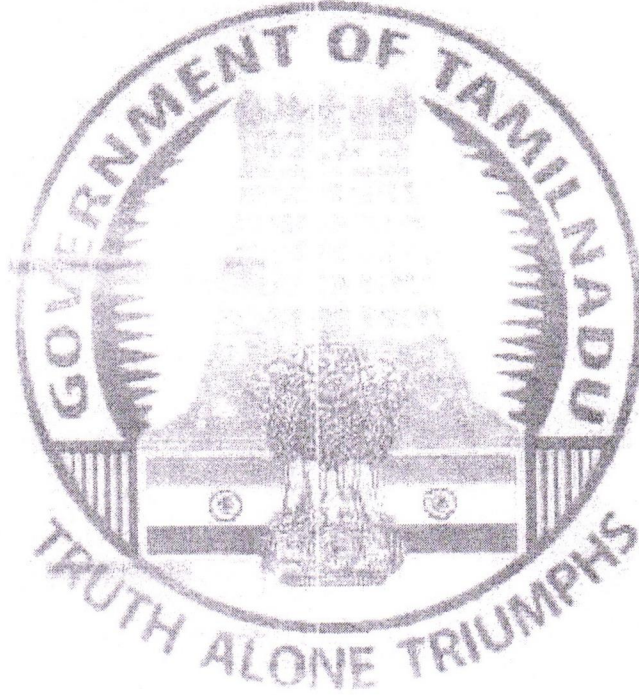
17) Payment of Panchayat Demand fees received from the applicant respectively on 09.07.2024.

Body:

Residential Sub – division Application No. 5RP6BNN1/2024/TCP, submitted on 07.06.2024.

Final Approval Issued for Residential Layout – A.Gollahalli Panchayat Office, Dharmapuri District –

Dharmapuri Taluk / Panchayat Union – A.Gollahalli Panchayat, Annasagaram Village S.F.Nos. 478/1B3B and 479/1B2B2 - extent 0.18.64 Hectare.



Village

Signature valid

Signed by: Village Panchayat President
Location: Dharmapuri
Date: 2024.07.10 13:37:16





தருமபுரி மாவட்டம், தருமபுரி வட்டம் மற்றும் ஊராட்சி
ஊராட்சி, மற்றும் கிராமம் எண்: **478/1B3B,479/1B2E**
மனைஉட்பிரிவின்கான தொழில் நுட்ப ஒப்புதல் வரை

இணையதள விண்ணப்ப எண் : 5RP6BNN1

மண்ணுப் பிடிவின் பரப்பு - 0.18.64 ஹெக்டர்

நிலையிலுள்ள சாலை

மனைஉட்பிரிவின் பரப்பு - 1864.00 ச.மீ

10% பொது ஒதுக்கீட்டிற்கு (186.40 ச.மீ) உரிய தொகை

மனுதாரால் செலுத்தப்பட்டது உள்ளது

1. அரசாணை எண் 181 வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சி துறை நாள் 09.12.2020-ல் 04 நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.

2. இப்பணை உபயோகித்து உள்ளூர் இயூதி ஒப்பந்த அளவிற்கும் முன் இத்தனை எந்த அங்குரங்களும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும் எந்த துறைக்காகவும் சில ஆர்ஜிதப்படிமம் மாவட்ட வரைய அமைவதற்குக் அனுப்பப்படவில்லை என்றும் அங்குரதாரம் ஊராட்சி தலைவர் அவர்கள் உறுதி செய்து கொள்ள வேண்டும்.

3. நெல் உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்றும் ஏற்பட்டபோது துலகத்து மனை உட்பிரிவுக்கு தெரிவித்து நடப்ப ஒழுக்கு வழங்குவதில் பதிலடி ஏற்படக்கூடிய குற்றங்கள் ஏற்படும் மனை உட்பிரிவு வழங்குவதில் தாமதம் நூடப் ஒழுக்கு எவ்வித முன்னறிவிடம் இன்றி நகர ஆளாங்குப் இயக்குநர் சென்னை அலுவலகம் தொடர் செயல்பாட்டில் ஈடுபட்டிருக்கிறார்.

4. விற்பனைக்குண்பான மனைகள் விற்பனை செய்யும் போது இவ்வரைபட நகலோடு நகர் ஊரமைப்பு துறையில் முப்பதல் அளிக்கப்பட்ட ஆணையின் நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.

5. ஒப்புதல் அளிக்கப்பட்ட மனை உட்பிரிவு வரைபடத்தை எந்த வித மாற்றம் விடுதலையளி மனை உட்பிரிவு முதற வாயிலிலே 6' X 4' அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரகடிகப்பட வேண்டும்.

6. நகல் ஹைகோர்டு துறை சட்டப்பிரிவுமகா. தொழில்நுட்ப அலுவலர் அன்புபதிர் மூலம் விண்ணப்பதாரிகள் பேரில் உள்ள நில உரிமையை உறுதிப்படுத்துவதில்லாமல் தொழில்நுட்ப அலுவலர் அன்புபதிர் முழு விண்ணப்பதாரர்கள் சமயம்முதல் அவைமக்களில் (கீழ்ப்படிந்ததில்) குத்தகை பத்திரம் (பட்டி) தாதுபத்திரம் கொது விண்ணப்பதார (வெறும் பல) விண்ணப்பதாரர் வளங்கி செய்ய உரிமையுள்ளது என்று முழு சரிபாக்கப்பட்டிருதுது அதிதா பத்திரம் கொதும் பல விண்ணப்பதாரருக்கு வளங்கி செய்ய உரிமையுள்ளது என்று பார்க்கப்பட்டிருதுது

7. The Tamil Nadu Government in G.O.No.112 Housing And Urban Development Department Dated 22.06.2017 Have Approved The Tamil Nadu Real Estate Regulation At 2016 The Promoter Has to Advertise,Market,book sell(or)offer For Sale(or)invite Person To Purchase In Any Plot,Apartment (or)Building as The Case May Be, In Any Real Estate Project Of It Only After Registering The Real Estate Project With The Real Estate Regulatory Authority.

Signature valid Signature valid

Signed by: Assistant
Location: Ohermap
Date: 2/14/07 06:00

Signed by: Village President
President
Location: Ohermap
Date: 2/14/07 10:02

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தருமபுரி மாவட்டம்.