# Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 4CFDP8RX /2024/2024/TCP Date : 15/05/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The President

Pethanapalli Panchayat

Krishnagiri Panchayat Union,

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District, Krishnagiri Taluk, Krishnagiri Panchayat Union, Boganapalli Village, Pethanapalli Panchayat, S.F.No. 123/2- extent of 4350.00 Sqm - Technical clearance issued -Forwarded for further action - Reg.

Ref : 1. Applicants Mr. Anslem Richard Joseph. J And Aravind Reference No. 4CFDP8RX received through Single Window Portal from Dated:
10.04.2024

2. District Town and country planning Office, Krishnagiri District Letter No. 4CFDP8RX. (Road pattern issued on dated:15.04.2024).

3. Joint Director Agriculture department, Letter No.E-1/2452/2024 Dated: 26.03.2024.

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

5. Applicants Mr. Anslem Richard Joseph. J And Aravind Letter Dated: 10.05.2024. (Gift deed document No. 1309/2024 &1310/2024, dated:
24.04.2024).

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 Water Supply, 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:15.04.2024 & 14.05.2024 (requiring payment of OSR Fee, Centage Fee, Display Board Fee, and
Flag Day Fund).

15. Applicants Mr. Anslem Richard Joseph. J And Aravind letter Dated: 10.05.2024 & 14.05.2024. (Payment of OSR Fee, Centage Fee, Display
Board 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 in - Krishnagiri District, Krishnagiri Taluk,
Krishnagiri Panchayat Union, Boganapalli Village, Pethanapalli Panchayat, S.F.No. 123/2- extent of 4350.00 Sqm is forwarded to Director of
Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 15.04.2024.
Further the applicants Mr. Anslem Richard Joseph. J And Aravind has gift deed the Road, Road splay, and Public Purpose (PP) has been handed
over to the President of Pethanapalli Panchayat local body on 24.04.2024 & TANGEDCO Areas has been handed over to Superintending
Engineer, Krishnagiri on 24.04.2024 respectively.

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/D.D.T.C.P. (K.D)(SWP) No:80/2024 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/ 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 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
NonTaxation 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.43.50 Hect. (or) 4350.00 Sq.m

No. of Plots : 21

Gifted over to Local Body :
Layout Road : 954.14 Sq.m

Public Purpose - 1 : 17.93 Sq.m - 0.52%

Gifted over to TANGEDCO :
TANGEDCO Purpose : 17.93 Sq.m - 0.52%

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

Deputy Director.
District Town and Country Planning Office,
Krishnagiri District,

Enclosure
1.Layout map with condition

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 6525 | 04/04/2024 |
| 2 | OSR Fee | 1461934 | 10/05/2024 |
| 3 | Centage Charges | 6600.00 | 14/05/2024 |
| 4 | Development Charges | | |
| 5 | Display Board Charges | 11500.00 | 14/05/2024 |
| 6 | Satellite town charge | | |




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

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Deputy Director*
*Location:Krishnagiri*
*Date:2024.05.15 17:59:21*

Copy to
Mr. Anslem Richard Joseph. J And Aravind
D.No.2A PERIYASAMY PILLAI THERU,
KRISHNAGIRI

