Layout Application - Final Approval Letter

Roc No: 425/2024 Date: 8/24/24 2:37 PM

From:

Village Panchayat

Village Panchayat Office,
Pothavur Village Panchayat,
Andhanallur Block,
Trichy -District

To :

Mr.S.MUSTHAFA SHAHUL HAMEED
P-11 , 2nd MAIN ROAD,
GNANAM COLONY,
RAMALINGA NAGAR,
WORAIYUR,
TRICHY 620 003.

Online Application Number: DFE23B9L

Sir/ Madam,

Sub :

Residential Layout - Tiruchirappalli District - Srirangam Taluk - Anthanallur Panchayat Union - Pothavur Village - S.F.No - 128/3A Extent of
36421 Sq.mt., Technical Clearance Issued - Final Approvan Issued - Regarding

Ref :

Joint Director / Deputy Director / Assistant Director , District DTCP Office , Tiruchirappalli ROC No . SWP/DFE23B9L/24260/2024 , Dated - 25.03.2024

Body:

Joint Director / Deputy Director / Assistant Director, DTCP, Pudukkottai has issued technical approval for 179 Residential Plots with an area of 36600 sq.m. in S.F.No. - 128/3A at Pothavur Village Panchayat, Anthanallur Panchayat Union, Srirangam Taluk, Trichy District.
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 layout. And under rule 9 concerned local body
should collect the 3%

Market Land Value as Land conversation charges, before issuing the final order. So, above mentioned amount are collected vide
online challan.
Therefore, it is hereby ordered that final approval is given to the Residential Plot in Pothavur Village , Anthanallur Panchayat Union, Srirangam Taluk, Tiruchirappalli District at S.F.No. - 128/3A with an area of 36600 square meters subject to the
following conditions.

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 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.

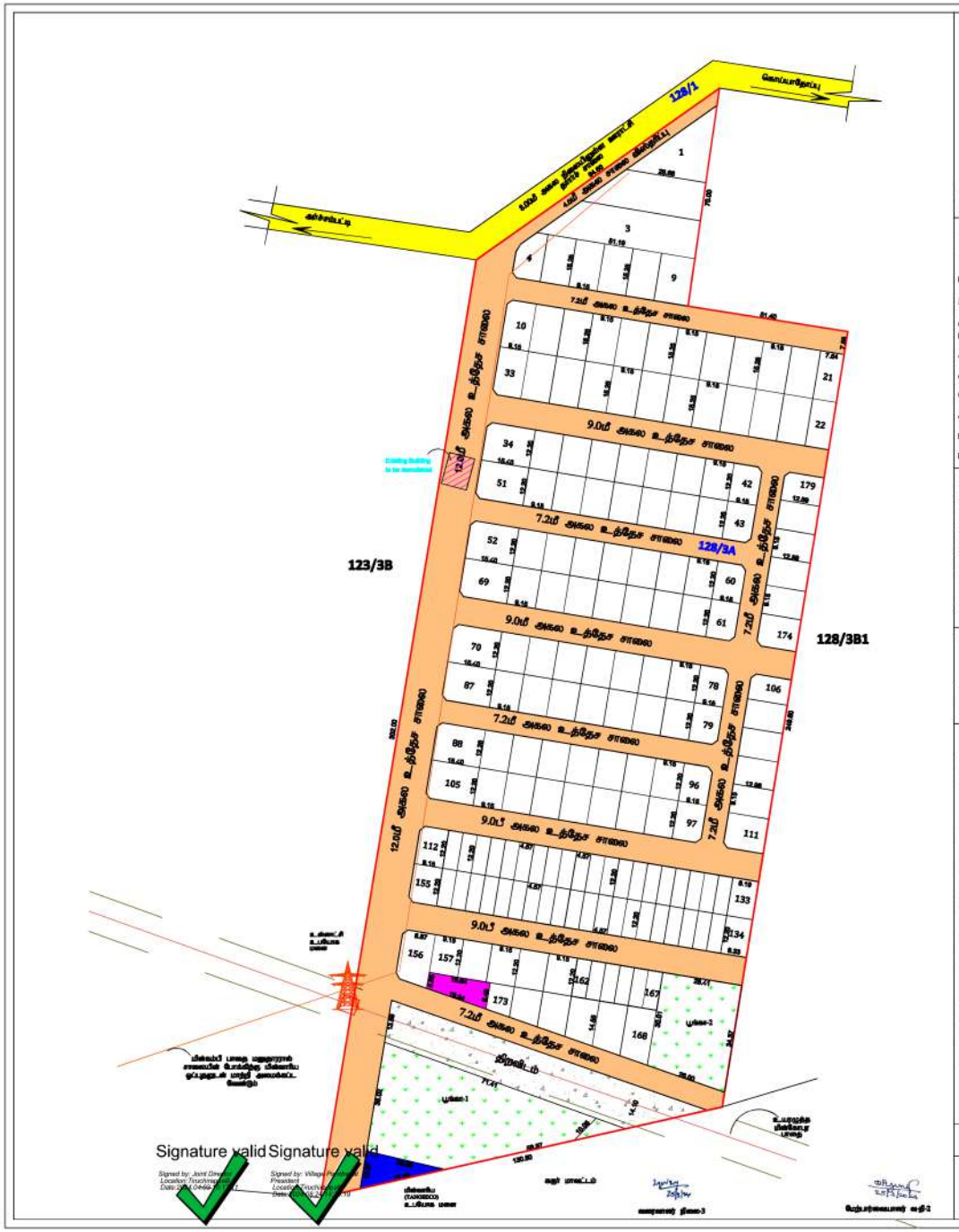
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.08.24 14:37:16



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருச்சிராப்பள்ளி மாவட்டம்

திருச்சிராப்பள்ளி மாவட்டம், ஸ்ரீரங்கம் வட்டம் , அந்தநல்லூர் ஊராட்சி ஒன்றியம் போதாவூர் ஊராட்சி மற்றும் கிராமம் சர்வே எண்: 128/1A -ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு : 1:800

இணையதள விண்ணப்ப எண்: SWP/DPE23891/24260/2024

மனைப்பிரிவின் எல்லை

நிலையில் உள்ள சாலை

குறிப்பு

மனைப்பிரிவின் பரப்பு	:	36421.00 ச.மீ
சாலை (ம) மூலை முடக்கு பரப்பு	:	11566.00 ச.மீ
முடக்கு பரப்பு நீங்கலாக மனைப்பிரிவின் பரப்பு	:	25034.00 ச.மீ
கோரிய மனைகள்	:	179
ஒதுக்கிய மனைகள்	:	179 (EWS மனைகள் உட்பட)
EWS மனைகள்	:	48 (2567.34ச.மீ) (10.25%)
EWS மனை எண்கள்	:	113-132,135-154,162-167

பொது ஒதுக்கீடுகள்:

உள்ளாட்சிக்கு தான ஒப்படைப்பு பத்திர ஆணை எண்:1934 /2024 நாள்:23.03.2024-ன் வாயிலாக ஒப்படைப்பு செய்யப்பட்டுள்ளது.

மனைப்பிரிவு சாலைகள் (ம) மூலை முடக்குகள்:		11566.00 ச.மீ
உள்ளாட்சி உபயோகம்	: 132.44 ச.மீ	(0.52%)
மின்வாரிய உபயோகம் (TANGEDCO)	: 153.75ச.மீ	(0.61%)
பூங்கா 1-1885.83ச.மீ பூங்கா 2-821.27ச.மீ	: 2707.1ச.மீ	(10.81%)

கட்டட வரம்பு:

அரசாணை எண்.18, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை நாள். 04-02-2019 TNCDBR - 2019 விதிகளில் குறிப்பிடப்பட்டுள்ள Planning Parameter- விடு நிபந்தனைக்கு உட்பட்டு அடிப்படுத்தி மேற்கொள்ளப்பட வேண்டும்

மூலை முடக்கு:

சாலையின் அகலம் 9.0மீ. முதல் 12.00மீ. வரை 1.50மீ x 1.50மீ மற்றும் சாலையின் அகலம் 12.00மீ. மேல் 4.50மீ x 4.50மீ என்ற அளவில் விடப்பட வேண்டும்.

நிபந்தனைகள்:

1) இம்மனைப்பிரிவிற்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடத்தில் எல்லித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும், எந்த நுழைவுகளையும் நில ஆர்ஜிதப்படாத மாவட்ட அலுவலரால் பெறப்படவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.

2) அரசாணை எண்: 71 ஊஉவ (ம) உ துறை நாள்: 16.06.2003 -ன் படி நில உரிமம் குறித்து உள்ளாட்சியினால் வழங்கப்படும் சான்று மற்றும் அரசாணை எண்: 18, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை, நாள்:4.2.2019 -ன் படிகளுக்கின் அடிப்படையில் இம்மனைப்பிரிவுக்கு தொழில்நுட்ப அனுமதி வழங்கப்படுகிறது.

3) நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டால் அல்லது மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன் அறிவிப்பும் இன்றி நகர் ஊரமைப்பு ஆணையர் அவர்களால் திரும்ப செய்யப்படும்.

4) விற்பனைக்குண்டான மனைகள் விற்பனை செய்யும் போது இவ்வரைபடத்தில் நகர்வோர், நகர் ஊரமைப்பு துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.

5) ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்தவித மாற்றமும் விற்றலின்றி மனைப்பிரிவு நுழைவு வாயிலில் 6 x 4 அளவிலான பிரத்தி தகவல் பலகை முலம் பொதுமக்கள் பார்வைக்கு பிரதிமாகை பிரதரிக்கப்பட வேண்டும்.

6) உள்ளாட்சிக்கு தானமாக வழங்கப்பட்ட இடங்களை உள்ளாட்சியின் பெயருக்கு மாற்றி வருவாய்துறை சர்வே வரை உட்பிரிவுகள் செய்து அதற்கான விபரங்கள் பெறப்பட்ட பின்னரே உள்ளாட்சியால் மனைப்பிரிவுக்கு இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

7) The Tamil Nadu Government in G.O.Ms.No. 113, housing and Urban Development Department dated: 22.6.2017 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 Regulatory Authority.

8) அரசாணை எண் 79 வீ.க. (ம) நக. துறை, நாள்: 4.5.2017 -ன் படி இந்த உத்தரை மனைப்பிரிவிற்கு எல்லைக்கல், உள்ளாட்சி அமைப்பு நிலப்பயன் மாற்ற சட்டமான 1899 -ம் ஆண்டு இந்திய முத்திரை சட்டம் (மத்திய சட்டம் 2/1899) உட்பிரு AA பிரிவு 47 -ன் கீழ் சந்தை மதிப்பின் 3 விழுக்காடு நிலையம் செலுத்த வேண்டும். அதற்கு வணக்கத்து நுழைவின் கீழ் வரு வைத்து செய்யக் கருதியுள்ள வேண்டாட்டு பணிகளை மேற்கொள்ள உரிய அனுமதி அளிக்க வேண்டும்.

குறிப்பு:

அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது.

ம.வ/ந.ஊ.இ.இ.(தி.மா) எண்:60/2024

(இணையதள ஒப்புதல் உள்ளன செய்யப்பட்டது)

இணை இயக்குநர்(மு.கூ.பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருச்சிராப்பள்ளி மாவட்டம்.

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. DFE23B9L /24260/2024/TCP /2024/TCP Date : 25/03/2024

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Thiru.S. Mustafa Shakul Hameed,
No.66, Ganam Colony,
2nd Main Road, Ramalinga Nagar,
Trichy - 620017

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Tiruchirappalli District - Srirangam Taluk– Podhavur Panchayat & Village – S.F.NO-128/3A– Extent -36421.0Sq.m - Technical clearance issued – forwarded for further action - Reg.

Ref : 1.Applicant Thiru.S. Mustafa Shakul Hameed, received via single window portal, reference number: DFE23B9L /24260/2024/TCP Dated:08.03.2024.

2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWP- DFE23B9L /24260/2024/TCP (Road pattern issued on dated: 13.03.2024)

3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/10496/2023, Dated:19.09.2023 (Non planning Area)

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

5.Applicant Thiru.S. Mustafa Shakul Hameed, letter dated:24.2.2024. (Gift Deed No.1934/2024, Dated: 23.03.2024).
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. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

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

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

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

15.Demand payment Request Letter, Dated:25.03.2024 (requiring payment of Centage Fee, Display Board Fee).

16.Applicant Thiru.S. Mustafa Shakul Hameed, Dated: 25.03.2024.(Payment of Centage Fee, Display Board Fee).

17.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 Tiruchirappalli District, Srirangam Taluk, Podhavur Panchayat & Village, S.F.NO-128/3A– Extent - 36600.0Sq.m 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:60/2024 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 14th, 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 fee the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly and 11th 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

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)

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 Fees – Rs. 54900 /- Date: 08.03.2024
2.Centage Charge – Rs. 57000/- Date: 25.03.2024
3. Display Board Deposit Fee – Rs.1500/- Date: 25.03.2024

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 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.

Joint Director (FAC),
District Town and Country Planning Office,
Tiruchirappalli District.

To
The President,
Podhavur Panchayat & Village,
Srirangam Taluk,
Tiruchirappalli District.

Copy to:
1. Assistant Director,
Department of Land Survey and Records,
Tiruchirappalli District.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	54900	08/03/2024
2	OSR Fee		
3	Centage Charges	57000.00	25/03/2024
4	Development Charges		
5	Display Board Charges	1500.00	25/03/2024
6	Satellite town charge		

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

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2024.03.25 15:38:26