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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. 3NBYGXVV/21427/2024/2024/TCP Date : 28/03/2024

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The President,
Rantham Panchayat, Thellur Village,
Chetpat Panchayat Union,
Chetpat Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvannamalai District Town and Country Planning –Tiruvannamalai District – Chetpat Taluk /Panchayat Union– Rantham Panchayat, Thellur Village – Comprised in Survey Nos.295/2A and 295/3 which have an extent of 1.22acre (or) 4835.00 Sq.m – Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant's:Tvl.BASKAR, SYED IMRAN and Malik Basha Online Application Form, Online Application Number : 3NBYGXVV/21427/2024, Dated:12.01.2024.
2.District Town and country planning Office, Tiruvannamalai District Road pattern issued on dated: 27.02.2024.
3.Joint Director, Agriculture Department,TiruvannamalaiDistrict, Letter No.A2/4746/2023 Dated:23.01.2024.
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5.Applicant's Tvl.BASKAR, SYED IMRAN and Malik Basha and Letter, Gift deed (Local Body&EB)document no:2500/2024 dated:13.03.2024.
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.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.OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 27.02.2024&16.03.2024.
15.Applicant's Tvl.BASKAR, SYED IMRAN and Malik Basha OSRA Charges Payment Receipt and Centage
16.Fee Payment Receipt dated: 14.03.2024&21.03.2024.
Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District – Chetpat Taluk /Panchayat Union– Rantham Panchayat, Thellur Village – Comprised in Survey Nos.295/2A and 295/3 which have an extent of 1.22acre (or) 4835.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 27.02.2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on 13.03.2024 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

LP/SWP/DTCP/TIRUVANNAMALAI/APPROVAL NO.85/2024 and enclosed with 8 sets 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 Tahsildar to update in Tamilnilam website.
6.As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the applicant has paid Guide Line Value.

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 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 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 areas survey number, 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 plot. 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).
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.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.7403.00, Dated: 12.01.2024.
OSRA Charges - Rs.17828.00, Dated:14.03.2024.
Centage Charges - Rs.12000.00, Dated:21.03.2024.
Display Board - Rs.10000.00 , Dated:21.03.2024.

Conditions:
1.The permission granted by the competent authority shall not mean responsibility or clearance as perTNCDBR 2019 Rule No.11 of the following aspects
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2.Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3.Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4.No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.
5.Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
6.If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7.The hollow portion of the layout should be raised to street level.
8.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
b)When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.
11.Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12.The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.
13.If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.
14.A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
15.If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
16.If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to theapplicant
17.If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.
18.If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.

Copy To:

1.Tvl.BASKAR, SYED IMRAN and Malik Basha,
No.18 Kamarajar Street,
Thellur, Palampettai Village,
Chetpet Taluk,
Tiruvannamalai District.

2.The Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

3.The Sub-Registrar,
Arni _Cheyyar Registrar Office,
Tiruvannamalai District.

4.The Assistant Director,
Survey Land Records,
Chetpet - 606201.

5.The District Collector,
District Collectorate Office,
Tiruvannamalai District.

6.The Assistant Director (Panchayats),
Tiruvannamalai District.

7.The Tahsildar,
Chetpet Taluk,
Tiruvannamalai District.

Enclosure
1.Layout original map and Condition – 2 set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7403	12/01/2024
2	OSR Fee	17828	14/03/2024
3	Centage Charges	12000.00	21/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	21/03/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tiruvannamalai
Date:2024.03.28 07:26:44

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருவண்ணாமலை மாவட்டம்

திருவண்ணாமலை மாவட்டம், சேத்துப்பட்டு வட்டம்,
மேற்க்குஆரணி ஊராட்சி ஒன்றியம், இராந்தம் ஊராட்சி,
தெள்ளூர் கிராமம், சர்வே எண்கள் : 295/2எ மற்றும் 295/3
ஆகியவற்றில் அமையும் உத்தேச குடியிருப்பு
மனைப்பிரிவுக்கான தொழில் நுட்ப ஒப்புதல் வரைபடம்.

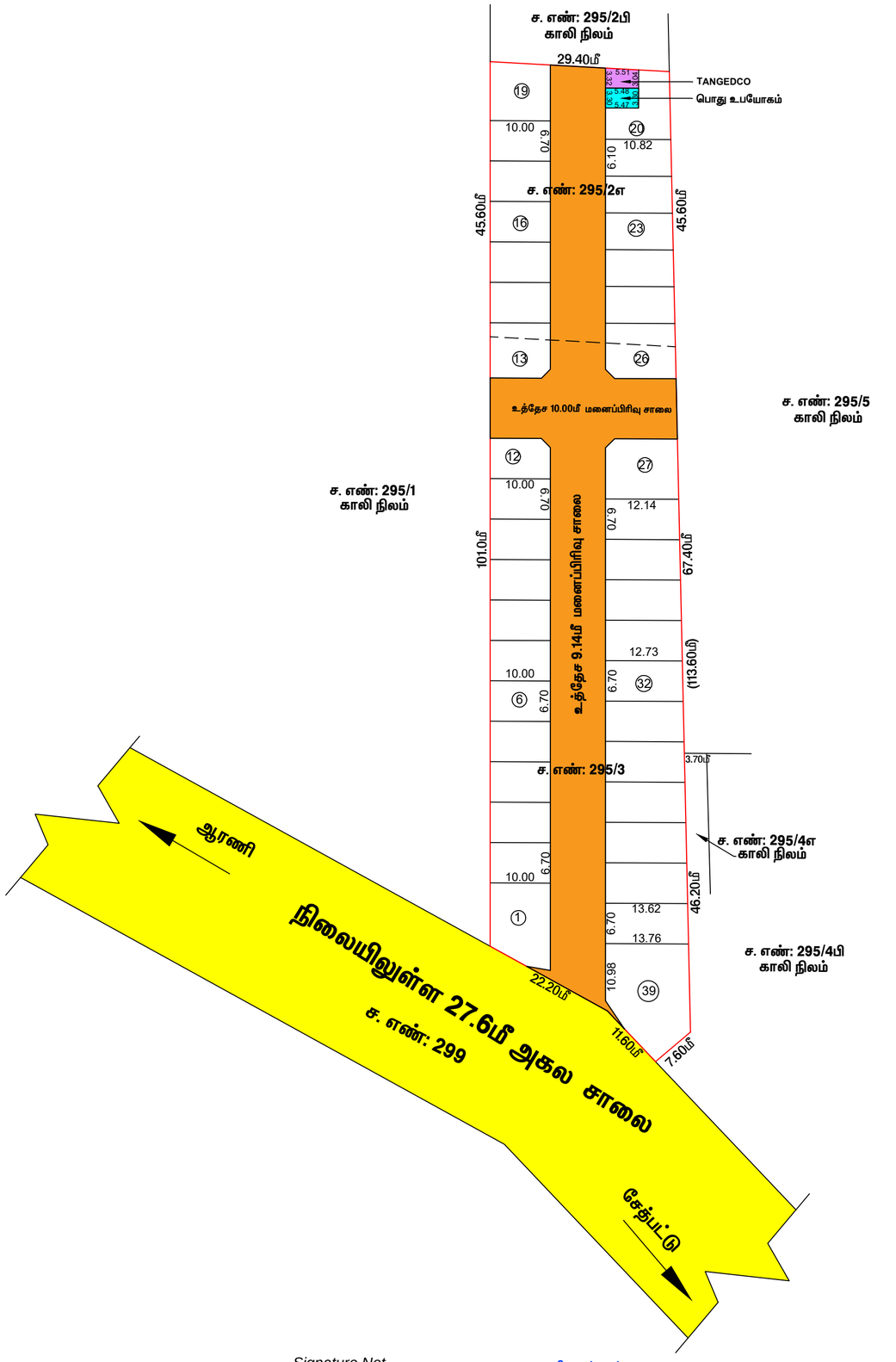
அளவு : 1 : 400

கோப்பு எண் : 3NBYGXVV / 2024 /தி.மலை

குறிப்பு :

மனைப்பிரிவின் பரப்பு	:	0.49.35 ஹெக்டர் (1.22 ஏக்கர்) 53143ச.அடி
மனைப்பிரிவின் எல்லை	:	
நிலையிலுள்ள சாலை	:	
உத்தேச மனைப்பிரிவு சாலை	:	
கோரிய மனைகள்	:	55
ஒதுக்கிய மனைகள்	:	39

வ



உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை (ஆவண எண்: 2500/2024, நாள்:13/03/2024)

1. உத்தேச மனைப்பிரிவு சாலையின் பரப்பு (மூலை முடக்குடன்)	:	1633.51 ச.மீ
2. பொது உபயோகம்(PUBLIC PURPOSE)ஒதுக்கிய பரப்பு	:	18.07 ச.மீ – (0.55 %)
3. தமிழ்நாடு மின்சாரவாரியத்திற்கு (TANGEDCO) ஒதுக்கிய பரப்பு	:	17.44 ச.மீ – (0.53%)

மூலை முடக்கு:

12.0மீ வரை உள்ள அகலச்சாலைகளுக்கு 1.50மீ x 1.50மீ விடப்படவேண்டும்.
12.0மீ முதல் 30.5மீ வரை உள்ள அகலச்சாலைகளுக்கு 4.5மீ x 4.5மீ விடப்பட வேண்டும்.

நிபந்தனைகள்

1) அரசாணை எண்: 18, ந.நி.(ம)கு.வ(ந.ப.1) துறை நாள்: 04.02.2019-ன் படியும் மற்றும் நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களது சுற்றறிக்கை ந.க.எண்.4367/2019 பிஎ2, நாள் 05.02.2020-ன் படி உத்தேச மனைப்பிரிவில் அமையும் மனைப்பிரிவு சாலை, உள்ளாட்சி பொது உபயோகம் மற்றும் TANGEDCO பொது உபயோகம் - ஒதுக்கீட்டினை சம்மந்தப்பட்ட துறையினரால் தானமாக பெற நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
2) இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்த துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், ஊராட்சி தலைவர் உறுதி செய்துக்கொள்ள வேண்டும்
3) நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டால் அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படுத்தக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன் அறிவிப்பும் இன்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் இரத்து செய்யப்படும்.
4) விற்பனைக்குண்டான மனைகள் விற்பணை செய்யும் போது இவ்வாணையின் நகலோடு, நகர் ஊரமைப்பு துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5) ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்தவித மாற்றமும் விடுதலின்றி மனைப்பிரிவு நுழைவு வாயிலில் 6'X4' அளவிளான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரசுரிக்கப்பட வேண்டும்.
6) The Tamil Nadu Government in G.O.Ms.No: 112, 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.
7)அரசாணை எண்: 181, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி(யுடி4(1)) துறை, நாள்: 09.12.2020-ன் நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களின் சுற்றறிக்கை ந.க.எண்.19799/2020/போ/நாள்.24.12.2020 படி - சாலைகள், பொது ஒதுக்கீடு, TANGEDCO பரப்பு ஆகியவை வரைபடத்தின்படி அமைக்கப்பட்டுள்ளதை உள்ளாட்சி அமைப்பு உறுதி செய்துக்கொள்ள வேண்டும்.

8) மனைப்பிரிவு இடத்தின் ஊடே செல்லும் குறைந்தழுத்த /உயரழுத்த மின்கம்பிப்பாதை (LT/ HTLINE) உத்தேச சாலைகேற்ப வேறு இடத்திலே மாற்றி அமைக்கப்பட வேண்டும்

ம. வ. /மா. ந. ஊ. உ. இ (தி.மலை) எண் : 85 / 2024

அளவர் / உதவி வரைவாளர்

Signature Not Verified
Signed by: Assistant Director
Location:Tiruvannamalai
Date:2024.03.26 07:30:13

மு.மணிகண்டன்
வரைவாளர் நிலை – 3

தோ.துரைச்சாமி
மேற்பார்வையாளர் / வ.நி – 2

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருவண்ணாமலை.



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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