Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. 21549/2024/TVR Dated 25.03.2024/2024/TCP

Date : 25/03/2024

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

1. The President,
Serumangalam Panchayat,
Mannargudi Taluk,
Thiruvarur District.

2. The President,
Peraiyur Panchayat,
Mannargudi Taluk,
Thiruvarur District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 31400.00 Sq.m in S.F.Nos: 442/7B, 442/8 & 442/9 of Peraiyur Village and Panchayat and S.F.Nos: 417/3A1B, 419/5, 419/6, 420/4 & 420/5 of Serumangalam Village and Panchayat, Mannargudi Panchayat Union and Taluk, Thiruvarur District –Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. G Ravichandran and Two others, Kumbakonam, Application Ref No: L9X3C6NF (F.No.21549), Dated. 16.01.2024.

2.District Town and country planning Office, Thiruvarur District Letter No: L9X3C6NF (F.No.21549)/2024/TVR, Dated. 03.02.2024. (Road Pattern Issued)

3.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4.The Joint Director of Agriculture, Thiruvarur NOC vide letter Roc.No.C4/4474/2023, Dated: 02.01.2024 (Dry Land NOC Letter)

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

6. Applicant Thiru. G Ravichandran and Two others, Kumbakonam, Application Ref No: L9X3C6NF (F.No.21549), (Gift deed document no: 814/2024, 815/2024 & 817/2024, Dated: 19.02.2024).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

11. Government Letter No.19113/Nov4(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: 25.03.2024 (requiring payment of Centage Fee).

15. Applicant Thiru. G Ravichandran and Two others, Kumbakonam, Application Ref No: L9X3C6NF (F.No.21549), Dated. 25.03.2024 (Payment of Centage Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

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The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, Parks and for the public purposes meant for local body and TANGEDCO vide under reference 2nd cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charges vide under reference 15th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No: 19/2024. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to the concerned Local body and it 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 acknowledgement 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 Special Conditions.

6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 08th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

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 conversion 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. If a High Tension Voltage Power Line/ Low Tension Line crosses through the plots, the line should be shifted and aligned to the edge of the propose road.

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

Scrutiny Fee : Rs. 47,100/- dt. 16.01.2024
Centage Charges : Rs. 47,400/- dt. 25.03.2024
Display Board charges : Rs.1,500/- dt. 25.03.2024
Armed Force Flag Day Fund :Rs. 15,000/- (Receipt no. FD/FUND/31719, dt. 25.03.2024)

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 splays 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 powerline / 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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	47100	16/01/2024
2	OSR Fee		
3	Centage Charges	47400.00	25/03/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Tiruvarur District.

Enclosure

1.Layout original map and Condition – 2 set

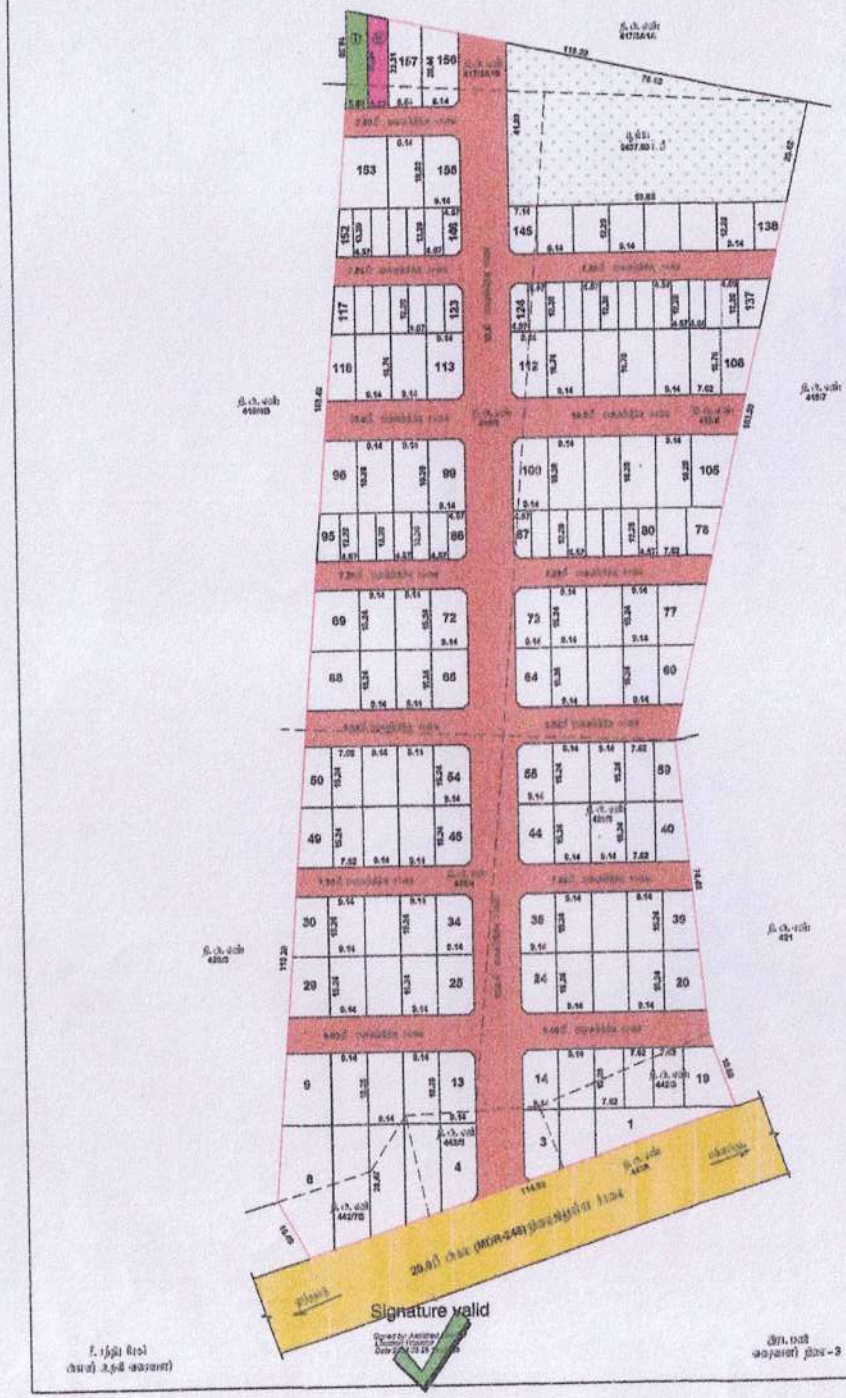
Signature valid

Signed by: Assistant Director
Location:Tiruvarur
Date:2024.03.25 18:14:45

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.

Assistant Director,
District Town and Country Planning Office,
Thiruvarur District.

Copy to:
1.Thiru. G Ravichandran and Two others,
No 10A, 3rd Cross Street,
Periya Thambi Nagar,
Dr Moorthy Road,
Kumbakonam - 612001
2.Assistant Director,
Department of Land Survey and Records,
Thiruvarur District.
3.The Tahsildar,
Mannargudi Taluk,
Thiruvarur District.
4.The Sub-Registrar,
Mannargudi Sub-Registrar Office,
Thiruvarur District.
5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.



மாவட்ட நகர் அமைப்பு அலுவலகம்,

வேலூர் மாநகராட்சி (ம) வேலூ

திருவாரூர் மாவட்டம், வெளிவரு வட்டம் மற்றும் மாநகராட்சி முத்து

ரூ.ச. எண்கள்:442/7B,8,9 மற்றும் சேர்மன்கல் மாநகராட்சி (

419/5,6, 420/4,5 - ல் அமைந்து முன்மொழிந்து மனைப்பிரித்தல்,

முன்மொழிவு.

அளவு : 1:800 (அலகுள்ளது)

இணைய இசைவு எண் : L9X3C8NF (21649/2024/TVR)

குறிப்பு

மனைப்பகுதி பரப்பு : 31400.00 ச.மீ

மொத்த மனைகள் : 158

குடியிருப்பு மனைகள் : 157

EWS மனைகள் : 80-95,117-137,146-152 (44 Nos) = 2462.78 ச.மீ (16.63%)

மனைப்பகுதி எல்லை

நிலவரிமுன்மொழிவு எல்லை

மொத்த நிலப்பரப்பு

(உத்தேச சாலை மற்றும் நீர்வரத் தேவைக்கான மனைப்பகுதி கணக்கில் கொள்ளப்படாது)

கலைப்பிரித்த நிலமாக ஒப்படைக்கப்படவை

1. உத்தேச சாலைகள் மற்றும் நீரவரத்துக்கான பரப்பளவு : 8232.00 ச.மீ

2. பூங்கா : 2407.00 ச.மீ (16.39%)

மொத்த பரப்பளவு (TNCDBR, 47(1) - ன் படி நிலமாக ஒப்படைக்கப்பட்ட 10% நிலத்தில்):

I. கலைப்பிரிக்கப்பட்ட நிலத்தில் பரப்பளவு : 120.16 ச.மீ (0.86 %)

II. தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்கான (TANGEDCO) நிலத்தில் பரப்பளவு : 119.00 ச.மீ (0.81 %)

நீளம் மற்றும் : 12.00 மீ அகலம் மற்றும் 1.50 X 1.50 மீட்டர் கொள்ளளவு கொண்ட

நிபந்தனைகள்:

1. அரசாணை எண்.18, 16 நகர்ப்புற வளர்ச்சி (பி) துறை நாள்.04.02.2019 31.01.2020 - ன் விதிகள் அனைத்தும் பொருந்தும்.

2. இம்மனைப்பிரிவிற்கு கலெக்டர் இறுதி ஒப்புதல் வழங்கியதற்கு பிறகு மட்டுமே விற்பனை செய்யவோ அல்லது விளம்பரம் செய்யவோ கூடாது. மேற்படி ஒப்புதல் பெறாமல் விற்பனை செய்தால் அல்லது விளம்பரம் செய்தால் சட்டப்படி தண்டனைக்குரியது.

3. இம்மனைப்பிரிவில் அங்கீகரிக்கப்பட்ட சாலைகள் மற்றும் பொதுப்பயன்பாட்டிற்கான இடங்கள் மற்றும் பூங்கா ஆகியவை உள்ளாட்சி அமைப்பிற்கு முறையாக ஒப்படைக்கப்பட்ட பின்னரே விற்பனை செய்ய வேண்டும்.

4. இம்மனைப்பிரிவில் மனைகளை விற்பனை செய்யும் போது அம்மனைகள் தமிழ்நாடு நகர் ஊரமைப்பு இயக்ககத்தால் அங்கீகரிக்கப்பட்ட வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மட்டுமே விற்பனை செய்ய வேண்டும்.

5. முன்மொழிவு மனைப்பிரிவு வரைபடத்தில் காட்டியுள்ளவாறு மனைகளுக்கு இடையில் அமைக்கப்பட்டுள்ள திறந்தவெளி இடங்களை மூடி விற்பனை செய்யக்கூடாது.

6. 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.

7. நீர்நிலைகள் புறம்போக்கிலிருந்து 3.0 மீட்டர் வரை எக்காரணம் கொண்டும் அனுமதிக்கக் கூடாது.

8. மழை வெள்ளம், நகர்ப்புற மற்றும் இதர பகுதி வடிகால் முறையாக சென்று சுத்திகரிப்பதற்கு ஏதுவாக மனைப்பிரிவில் அமைக்கப்படும் மழைநீர் வடிகால் அமைப்பினை அனுமதிக்க வேண்டும்.

9. மனைப்பிரிவில் உள்ள அனைத்து மனைகளும் மாநகராட்சி குடிநீர் குழாய் இணைப்பு பெறுவதற்கு ஏதுவாக குடிநீர் குழாய் இணைப்பு அமைக்கப்பட வேண்டும்.

10. மனைப்பிரிவில் உள்ள அனைத்து மனைகளும் மாநகராட்சி பாதாளச் சாக்கடை திட்டத்தில் 0.45 மீட்டர் ஆழத்தில் இணைப்பு பெறுவதற்கு ஏதுவாக அமைக்கப்பட வேண்டும்.

11. EWS மனை எண்கள்:80-95,117-137,146-152 ஆகியவற்றை நகர் ஊரமைப்பு துறையின் அனுமதியின்றி மனை ஒருங்கிணைப்பு செய்து மனை பிரித்து விற்பனை செய்யக் கூடாது.

12. உத்தரவு வரும்போது குறிப்பிட்டுள்ள மேற்படி நிபந்தனைகள் மற்றும் மனைப்பிரிவு நிபந்தனைகள் தவறாது கடைபிடிக்கப்பட வேண்டும்.

ம.மு/மா.நி.அ.அ (TVR) SWP எண்: 19/2024

உதவி இயக்குநர்(வ),
மாவட்ட நகர் அமைப்பு அலுவலகம்
திருவாரூர் மாவட்டம்.