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Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. 172NY9TV/2023/TCP Date : 11/09/2023

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The Commissioner,
Sholinghur Municipality,
Ranipet.

Sir/ Madam,

Sub : Layout – District Town and Country Planning – Ranipet District – Sholinghur Taluk – Sholinghur Municipality - S.F.No. 310 - Extent: 2589.96 sqm (0.64 Acres) - Technical clearance issued- Reg

Ref :
1. Applicant Tmt.Jothi , Application Dated: 30.03.2023
2. District Town and country planning Office, Ranipet District Letter No. 172NY9TV (Road pattern issued on dated: 25.07.2023).
3. Joint Director Agriculture department, Letter No. K.Dis.A2/2971/2023 Date: 31.05.2023.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Tmt.Jothi Application Dated: 04.09.2023. (Gift deed document no: 2870/2023 Date: 01.09.2023)
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 WaterSupply, 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: 04.09.2023. (Requiring payment of Centage Fee, Display Board Fee).
15. Applicant Letter, Dated: 05.09.2023. (Payment of Centage Fee, Display Board Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. Executive Engineer, Water Resources Department, Paalar Upper Basin Division, Vellore, Roc.No.Va.A./KO/180 (NOC)/F/2023,
Dated.18.07.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in District Town and Country Planning
office, Ranipet District, Sholinghur Taluk, Sholinghur Municipality, S.F.No. 310 , Extent: 2589.96 sqm (0.64 Acres)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
25.07.2023. Further the applicant has gift deed the road, road splay and park areas has been handed over to the local body on 2870/2023
Date: 01.09.2023 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 SWP/DTCP/RANIPET/LAYOUT NO: 118 / 2023. And
enclosed with maps 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
TamilNadu 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
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:

Copy
1 . Tmt.Jothi,
No.146D, Road Street,
Jothi Mottur, Paranchi,
Arakkonam, Ranipet – 631 003.

2.Real Estate Regulatory Authority (RERA)
No.1, Gandhi – Irvin Road,
CMDA Building, Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3885	30/03/2023
2	OSR Fee		
3	Centage Charges	4800.00	05/09/2023
4	Development Charges		
5	Display Board Charges	10000.00	05/09/2023
6	Satellite town charge		

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

Ranipet District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by RAHULRAJ S.

Signed by: Assistant Director
Location:Ranipet
Date:2023.09.11 19:20:52



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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