Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 3HG4M76M/2024/TCP Date : 14/02/2024

From

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Panchayat President,
Nagampatti village panchayat,
Krishnagiri district.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Bargur taluk- Mathur panchayat union – Nagampatti village and panchayat - S.F No.110/1B, 2, 111/2A2, 3, 142A/1, 226/A1 – Extent of 19232.00Sq.m – Technical sanction issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. 3HG4M76M received through Single Window Portal from Mr N Govindaraj and R Suchakar and K Senthilkumar, Dt. 09.12.2023
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No 79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, chennai (Circular)
8) G.O 141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc No. E1/9905/2023 Dated: 19.12.2023 of Joint Director of Agriculture Department, Krishnagiri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated: 19.01.2024.
16) Gift deed Documents no 398/2024, 523/2024 and 399/2024 Uploaded by the Applicant.
17) Payment of Centage charges received from the applicant respectively on 12.02.2024

ORDER:
The application seeking technical sanction for the proposed formation of Residential layout to an extent of 19232.00 Sq.m in the land bearing Sf no. 110/1B, 2, 111/2A2, 3, 142A/1, 226/A1 at Nagampatti village and panchayat, Mathur panchayat union, Bargur taluk, Krishnagiri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, pubic purposes meant for local body and TANGEDCO vide reference 15th cited above. On receipt of gift deeds vide reference 16th cited above and on receipt of payment of charges such as Centage charges vide reference 17th cited above, the technical sanction is issued to the mentioned layout subject to the following conditions.

1) The Technical sanction is issued to the abovementioned layout and the number is assigned as L.P/D.D.T.C.P.

Suthakar R
K. Senthil
N. Govindaraj

(K.D)
(SWP) No. 21/2024.

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developer's Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
3) The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.
4) As envisaged under 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 to comply the said provisions.
5) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under 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-
227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

6) 16th cited original gift deeds to be handed over to local body by the applicant

7) The fees / charges collected from the applicant are as follows.

Sethalsar. R

K. Senthil

N. Govindaraj

Scrutiny Fee : Rs.29076/-
Centage Charges : Rs.33000/-
Display board charges :Rs.11500/-

Copy to
Mr N Govindaraj and others,
D no. 46/12, London mission road,
Nadar thoppu, Thirupattur tk,
Thirupattur Dt.



Suthakar.R
K. Sentheel
N. Govindaraj

S No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29076	09/12/2023
2	OSR Fee		
3	Centage Charges	33000.00	12/02/2024
4	Development Charges		
5	Display Board Charges	11500.00	12/02/2024
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

Sethukkar.R
Tr. Sethu,
N. Govindaraj

Signature valid

Signed by: Deputy Director
Location: Krishnagiri
Date: 2024.02.14 19:27:59