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Layout Application - Final Approval Letter

Roc No: T26U06TN/32842/202
4/TCP/2024/TCP

Date: 11/22/24 1:13 PM

From:

Village Panchayat

Venkatachalapuram Panchayat, Uppiliapuram Union Office, Tiruchirappalli District

To :

Thiru.R.Ramesh,
D.No.61, Jangamasamudram
Village, Gangavalli Taluk,
Salem – 636113.

Online Application Number:

T26U06TN

Sir/ Madam,

Sub :

- 1.Applicant Thiru. R. Ramesh, received via single window portal, reference number: T26U06TN/32842/2024/TCP Dated:01.10.2024.
- 2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWP-T26U06TN/32842/2024/TCP (Road pattern issued on dated: 03.10.2024)
- 3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/10429/2023 Dated:15.09.2023 (Non planning Area)
- 4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
- 5.Applicant Thiru.R.Ramesh, letter dated:05.10.2024. (Gift Deed No.2591/2024 Dated: 10.10.2024).
- 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
Ref :
15.Demand payment Request Letter dated:17.10.2024 (requiring payment of Centage Fee, Display Board Fee).
16.Applicant Thiru.R.Ramesh, Dated: 18.10.2024. (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.
18. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024

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Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruchirappalli District,
Thuraiyur Taluk, Uppiliyapuram Panchayat
Union, Venkatachalapuram Panchayat & Village, SF.No. 470/6A, 471/1 Extent - 39175.0sqm 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:207/2024 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 streetlights 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 streetlights 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 subdivision 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. 58763/- Date: 01.10.2024

2. Centage Charge – Rs. 66000/- Date: 18.10.2024

3. Display Board Deposit Fee – Rs. 1500 /- Date: 18.10.2024

4. Development Charges – Rs. 58875/- Date: 18.10.2024

5. SubDivision Charges – Rs. 88000/- Date: 18.10.2024

6. Local Body Demand Fees - Rs.372000/- Date : 22.11.2024

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.

Layout Specifications:

Extent 39175.00 Sq.m

Total No.of Plots 206 Nos.

EWS No.of Plots 53Nos 2817.70 Sq.m (11.17%)

EWS Plots 44-54,59-68,75-85,88-92,164-179

Reservations:

Road & Splay 13963.47 Sq.m

PP-1 (Local body) 127.02 Sq.m (0.50%)

PP-2 (TANGEDCO) 128.51 Sq.m (0.50%)

Park -2580.26 Sq.m (10.23%)

(e-Signed)

The President,

Venkatachalapuram Panchayat & Village,

Thuraiyur 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,
Chennai.

1.Layout original map and Condition – 2 set
Enclosure



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruchirappalli
Date: 2024.11.22 13:13:12



வெங்கடாஜலபுரம் ஊராட்சி

அனுப்புதல்:

Cell: 98433 94198

பெறுதல்:

திரு. இரா.ரமேஷ் அவர்கள்,

லதா தனபால்

தலைவர்

வெங்கடாஜலபுரம் ஊராட்சி,

உப்பிலியபுரம் ஊராட்சி ஒன்றியம்,

துறையூர் வட்டம், திருச்சி மாவட்டம்.

அஞ்சல் எண்: 621 011.

61, ஜங்கம சமுத்திரம்,

கெங்கவல்லி வட்டம்,

சேலம் மாவட்டம் 636 113

22.11.2024

நாள்:

மதிப்பிற்குரிய அய்யா,

பொருள்: மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - திருச்சிராப்பள்ளி மாவட்டம் - துறையூர் வட்டம் - உப்பிலியபுரம் ஊராட்சி ஒன்றியம் - வெங்கடாஜலபுரம் கிராமம் - சர்வே எண் 470/6A மற்றும் 471/1 ல் கட்டுப்பட்ட ஏக்கர் 9.68 செண்ட் நிலம் - மனைப்பிரிவுகளாக பிரித்து விற்பனை செய்தல் - தொழில் நுட்ப ஒப்புதல் பெறப்பட்டது - ஊராட்சி மன்ற இறுதி ஒப்புதல் - ஆணை வழங்குதல் - சம்மந்தமாக

பார்வை : 1) இணை இயக்குநர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருச்சிராப்பள்ளி அவர்களின் கடித எண் ROC.T26-U 06 TN/32842/2024 / TCP / நாள் 22.11.2024

2) நிலப்பயன்பாட்டு மாற்று கட்டணம் மற்றும் கூராய்வு கட்டணம் ரூ 3,72,000/- செலுத்தியது சலான் எண் 66701585 நாள் 22.11.2024

3) வெங்கடாஜலபுரம் கிராம ஊராட்சி மன்ற தீர்மான எண் 414/24-25 நாள் 29.10.2024

பார்வை 1 ல் காணும் செயல்முறை ஆணையில் திருச்சிராப்பள்ளி மாவட்டம், துறையூர் வட்டம், உப்பிலியபுரம் ஊராட்சி ஒன்றிய எல்லைக்குள்பட்ட வெங்கடாஜலபுரம் கிராம சர்வே எண்கள் 470/6A மற்றும் 471/1 ல் கட்டுப்பட்ட ஏக்கர் 9.68 செண்ட் நிலங்களை வீட்டு மனை பிரிவுகளாக பிரித்து விற்பனை செய்ய திட்ட அனுமதி எண் 207/2024 - 2025 ன் மூலம் தொழில் நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது.

பார்வை 2 ல் காணும் ஆதாரங்களின் மூலம் வெங்கடாஜலபுரம் கிராம ஊராட்சி மன்ற ஒப்புதலுக்காக நிலப்பயன்பாட்டு மாற்று கட்டணம் மற்றும் கூராய்வு கட்டணங்கள் ரூ3,72,000/-மனுதாரரால் செலுத்தப்பட்டுள்ளது.

மேலும் மாவட்ட நகர் ஊரமைப்பு துறையில் வழங்கப்பட்டுள்ள வழிகாட்டு நெறிமுறைகளின்படி மனைப்பிரிவில் உரிய அபிவிருத்தி பணிகளும் மேற்கொள்ளப்பட்டுள்ளது

இதன் அடிப்படையில் ஸ்ரீ கிருஷ்ணா எஸ்டேட்ஸ் மனைப்பிரிவில் உள்ள வீட்டு மனை பிரிவுக்கு இறுதி ஒப்புதல் வழங்கிட பார்வை 3ல் காணும் ஆதாரத்தின் மூலம் இக்கிராம ஊராட்சி மன்ற தீர்மானமும் நிறைவேற்றப்பட்டுள்ளது.

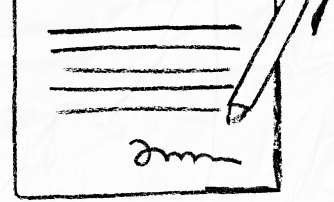
எனவே திட்ட அனுமதி எண் 207/2024 ன் படி வெங்கடாசலபுரம் கிராமத்தில் அமைக்கப்பட்டுள்ள ஸ்ரீ கிருஷ்ணா எஸ்டேட்ஸ் வீட்டு மனை பிரிவில் உள்ள மனைகளை விற்பனை செய்ய இதன் மூலம் இறுதி ஆணை பிறப்பிக்கப்படுகிறது.

D.லதா

ஊராட்சி மன்ற தலைவர்

வெங்கடாசலபுரம்

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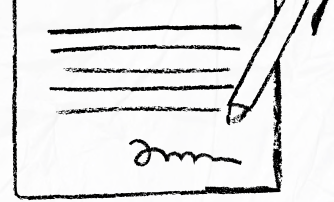
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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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