Layout Application - Final Approval Letter

Roc No: 03-2024

Date: 11/25/24 5:37 PM

From:

Village Panchayat

PERUVALAYAM PANCHAYAT OFFICE, PERUVALAYAM NEMILI TALUK

To :

Mr. S. Habeeb Rahman,
No: 21/12, Mohammed Ali Street,
Tiruvallur Town,
Tiruvallur Taluk,
Tiruvallur District – 602001.

Online Application Number: ACBUPB1S

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Nemili Taluk – Kaveripakkam Panchayat Union – Peruvalayam Village/Panchayat – Survey Number: 531/4 – Site Extent: 3550.00 Sq. m or 0.87 Acres – Technical Concurrence issued - Final Approval Issue – Regarding.

Ref :

1. On 24.07.2024, Applicant Mr. S. Habeeb Rahman Online Application Form was received through Online Application Number: ACBUPB1S.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/ACBUPB1S/31373/2024/TCP on 06.09.2024.
3. The District Collector, Ranipet District had issued Wet Land NOC through Letter No. Pa.Mu.C2/4783/2024 on 15.07.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. S. Habeeb Rahman Letter, Gift deed (Local Body) document no: 4188/2024, Dated: 16.09.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. (Ms). No.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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant Mr. S. Habeeb Rahman Scrutiny Fee Receipt, Dated: 24.07.2024. 15. Applicant Mr. S. Habeeb Rahman Demand Payment Request Letter from DTCP, dated: 19.09.2024
16. Applicant Mr. S. Habeeb Rahman Centage Fee, Development Charge and Display Board Payment Receipt, dated: 21.09.2024.
17. Applicant Mr. S. Habeeb Rahman Flag Day Fund Receipt, dated: 07.08.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Ref : Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Applicant Mr. S. Habeeb Rahman OSR Payment Request Letter from DTCP, dated: 06.09.2024 25. Applicant Mr. S. Habeeb Rahman OSR Payment Receipt, dated: 18.09.2024.
26. Applicant Mr. S. Habeeb Rahman Development Charge Receipt, dated: 20.08.2024.
27.Layout Approval and Inspection fee Rs.29000/-
Receipt No.ac389d95-902d-4b97-8a50-f178007d341d, dated:14.11.2024.
28. Land Regularisation Charges Rs.7920/- paid to Government E-challan No.20241018025361, Dt:18.10.2024

Body:

Order:-
With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Nemili Taluk, Kaveripakkam Panchayat Union, Peruvalayam Panchayat/Village comprised in the Survey Number: 531/4 with an extent of 3550.00 Sq. m or 0.87 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Ranipet District Town and Country Planning Office on 06.09.2024. Further the Applicant Mr. S. Habeeb Rahman has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas have been handed over to The Panchayat President, Peruvalayam Panchayat on 16.09.2024. Hence, this layout has been approved with below conditions
Conditions:-
1. If any land encroachment is found by the revenue department in the place where the plot is located, the permit will be canceled without any prior notice.

2.If the proofs provided for the land license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the land division is likely to be affected, the approval granted to the aproval will be canceled without any prior notice.

3.At the time of sale of plots, a copy of this order and a map approved by the Peruvalayam Panchayat Council must be provided to the plot buyer.
As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for anydevelopment the Executive Authority may wherever it is appropriate, make adequate provision for the preservation orplanting of trees, as may be specified. On all streets exceeding 7.2 meters in width, shade trees shall be planted not more
than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area.

4.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.

5. Peruvalayam Panchayat has not legally certified the title to the ownership by granting Layout Final Approval. 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. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of
Structural Reports, Structural Drawing and Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

7.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. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

8.No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot beforethe fulfilment of the above conditions.

9.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.

10.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.

11.The hollow portion of the layout should be raised to street level.

12.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.

13.The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the Layout, permission for each building must be obtained from the Town and country Planning Department and the local body.

14.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. 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.

15.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 Peruvalayam Panchayat without any prior notice.

16.A copy of the plan approved by the Peruvalayam Panchayat along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.

17.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.

18.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 Peruvalayam Panchayat without prior intimation to the applicant.

19.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 Peruvalayam Panchayat without prior intimation.

20.If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, thesame will be cancelled by the Peruvalayam Panchayat without any intimation to the applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.11.25 17:37:56