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Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 9/24/24 5:04 PM

From:

Village Panchayat

Mathur

To :

1/2024-2025
SATHIYA G
NO 166, SUBARAMANIYAR KOVIL STREET,ABDULLAPURAM VILLAGE,THIRUVANNAMALAI,
Abdullapuram

Online Application Number: 5DXD9UDE

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District - Vembakkam Taluk/
Panchayat Union - Mathur Village/ Panchayat
- Tiruvannamalai district in S.F. No: 245/1D and the Extent of 0.10.93 hectare (0.27 Acre) - Technical clearance issued

Ref :

1.Applicants Tmt . SATHIYA . G Letter, Dated: 01.06.2024.
2.District Town and country planning Office, Tiruvannamalai District Letter No. 5DXd9UDE/2024 .(Road pattern issued on dated:
20.06.2024).
3.Joint Director Agriculture department, Letter No. A2/4746/2023, Dated: 29.09.2023.
4.Circular from the Director of Town and Country Planning, Roc. No: 19799 / 2020, Dated: 24.12.2020.
5.Applicants Tmt .SATHIYA . G Letter, Dated: 27.06.2024 .(Gift deed document No: 1882/2024 , dated: 27.06.2024).
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.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: 20.06.2024 & 01.07.2024 . (requiring payment of Centage Fee, Display Board Fee,
15.Applicants Tmt . SATHIYA . G Letter, Dated: 29.06.2024 & 01.07.2024 .(Payment of Centage Fee, Display Board Fee, OSR
Guideline Value Fee and Flag Day Fund).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. Vembakkam Block TiruvannamalaiDistrict Letter No. 5DXd9UDE/2024 .(Park pattern issued on dated: 24.09.2024).
18. Mathur Village Vembakkam Block TiruvannamalaiDistrict Letter No. 5DXd9UDE/2024 .(Local Body Demand Fees Receipt
24.09.2024).

Body:

ROC No 5DXD9UDE/2024/TCP Date : 02/07/2024
ROC NO 1/2023-2024 dt 24-09-2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout inTiruvannamalai District ,
Vembakkam Taluk/ Panchayat Union , Mathur Village/ Panchayat , Tiruvannamalai district in S.F. No: 245/1D and the Extent
of 0.10.93 hectare (0.27 Acre).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 20.06.2024 .
Further the applicant Tmt . SATHIYA . G has gift deed the road, road splay and park areas has been handed over to the local
body on 27.06.2024 . 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/Tiruvannamalai DistrictLayout No: 220/2024 . 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 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 of 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.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, (ref no 3b1f152a-e24b-4274-be6f-d98a4db3355c)

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:

1)Estimation Charges,Rs.1000/-
2)Localbody Charges,Rs.6000/-
3)Land Value as Land conversation charges, Rs.3000/-

Copy To:
1)Tmt . SATHIYA . G,
NO : 166, SUBARAMANIYAR KOVIL STREET,
ABDULLAPURAM VILLAGE,
THIRUVANNAMALAI,
PIN : 631 702.
2)The Tasildhar (Tamil Nilam) ,
Vembakkam Taluk Office,
Tiruvannamalai District.
3)The Registrar,
Dusi Sub-Register Office,
Dusi, Vembakkam,
Tiruvannamalai District.
4)The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No:1A, CMDA Tower II,1st floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008.
5) oint Director / Deputy Director / Assistant Director
No-27, Manalurpettai road, tiruvannamalai-606 601

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.09.24 17:04:32



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