Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. VLR/31R6AQZX/2023/TCP3/2024/TCP Date : 07/03/2024

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

The Panchayat President,
Valathur Panchayat / Village,
Gudiyatham Taluk,
Vellore district.

Sir/ Madam,

Copy To,
Tmt. Bindu,
No.501, Neo Height, Aster Apartments,
R.K.Nagar, Vengateswara Phase-II,
Hosur Town & Taluk,
Krishnagiri District – 635 109.

Sub : Residential Layout - Office of the Joint Director of Town and country planning – Vellore District – Gudiyatham Panchayat Union, Valathur Village - S.F.No's. 340,341, 342/1,2, 344/1A,1B,2, 345/1,346/1, Gudiyatham Taluk, Vellore District - extent of 22.16 Acre (89700 Sq.m) - Technical clearance issued - forwarded for further action – Reg.

Ref : 1. Applicant Tmt. Bindu, Letter, Dated: 02.09.2023

2. This office Inspection Report of Online Application No. 31R6AQZX / 2023 / TCP3, Dated: 04.01.2024 (Forwarded to Head Office)

3. Joint Director Agriculture department, Vellore Letter No. A3/8175/2023 Dated: 11.12.2023.

4. District Forest Officer, Vellore Division, Letter C.No.10222/2023/D2, Dated.19.01.2024.

5. The Director, Town and Country Planning Road Pattern Issued Online Application No. 31R6AQZX /2023 /TCP3, dated:01.02.2023.

6. Applicant Mrs.Bindu, Gift Deed No. 1285/2024 and 1286/2024, Dated: 10.02.2024.

7. The Director, Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No. 31R6AQZX /2023 /TCP3, dated:01.02.2023.

8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.

9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.

10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.

11. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.

12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.

13. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated:30-08-2017.

14. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.

15. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

17. Demand payment Request Letter, Dated: 29.02.2024. (requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).

18. Applicants Tmt. Bindu Letter, Dated: 06.03.2024. (Payment of Centage Fee, Display Board Fee and Flag Day Fund).

19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Gudiyatham Panchayat Union, Valathur Village - S.F.No's. 340,341, 342/1,2, 344/1A,1B,2, 345/1,346/1, Gudiyatham Taluk, Vellore District - extent of 22.16 Acre (89700 Sq.m) forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 5th cited letter, road pattern for residential layout has been issued by the directorate on 26.02.2024. Further the applicant Tvl. V.M.Manjunath, T.Balaji, R.Vijay has gift deed the Road, Road splay, Park, Local Body and TANGEDCO has been handed over to the Valathur Panchayat local body on 10.02.2024.

1. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued. Concurrence is issued by the Director of Town and Country Planning vide reference 7th cited along as per layout conditions mentioned below. The concurrence number assigned to the layout is L.P / DTCP No. 12/2024 and enclosed with 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 16th it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

6. As per Rule 68 (1) of Tamil Nadu Combined Development Building Rules – 2019 provides that the Executive Authority may, in the interest of amenity make a Tree Preservation Order for any tree or group of trees or belt of forestland. In this regard it informed that the Executive Authority while granting Building Permit may require the applicant to make adequate provision for the preservation or planting of trees at the site as given below:
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 which will be monitored by the concern Local Body.

Special Conditions:
1.a) With reference to the 10th, 11th & 13th 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in

rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 13th cited and 14th 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.

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.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)

6.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.

7. In the reference 4th cited letter the conditions should be follow scrupulously.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 22.16 Acre (89700.0 Sq.m)
No. of Plots : 405 (EWS Plots. 206-300; 303-312)
EWS Plot Area : 6841.14 Sq.m
Gifted over to Local Body :
Layout Road : 22964.00 Sq.m (Panchayat Union)
Park : 6717.67 Sq.m (10.06%)
Public Purpose : 339.31 Sq.m (0.51%)
TANGEDCO Purpose : 334.41 Sq.m (0.50%)

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	134550	02/09/2023
2	OSR Fee		
3	Centage Charges	125000.00	06/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	06/03/2024
6	Satellite town charge		

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Joint Director
Location:Vellore
Date:2024.03.07 16:03:29