

Town and Country Planning Department(Planning Permission)

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

ROC No. 3UA9MSVY/2023/TCP

Date : 04/12/2023

From:

Joint Director / Deputy Director / Assistant Director

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

To :

Commissioner,
Aruppukottai Municipality,
Virudhunagar.

Sir/ Madam,

Sub : Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Aruppukottai Municipality, Ward-F, Block-1 TS.No.8/3,11/4,12/1,2,3,4,5,12/26 to 60,12/62 to 78– Exent of 14.373 Acres - Technical Clearance issued by the Director,DTCP Chennai -forwarded for further action – Regarding.

Ref : 1. Applicant Mr.V.Chenpakadevi and PNM realty promoters - Online Application: 3UA9MSVY, Dated:22.07.2023.
2. Director,Directorate Town and Country Planning Office,Chennai,Online application no. 3UA9MSVY/2023/TCP10 Road Pattern Issued on dated:03.10.2023.
3. Applicant Mr.V.Chenpakadevi and PNM realty promoters Letter dated Gift deed (Local Body) document no.7331/2023 dated.16.11.2023,and Gift deed (TANGEDCO) document no. 7332/2023, dated: 16.11.2023.
4. Technical concurrence letter from the Director of Town and country Planning SWP Application Number.3UA9MSVY /2023/TCP10 Dated.02.12.2023.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. Circular from the Director of Town and Country Planning Roc.No.4367/2019-BA2 Dated 05.02.2020.
7. 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.
8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 02.12.2023 (Requiring payment of CentageCharge.
15. Applicant Mr.V.Chenpakadevi and PNM realty promoters letter dated.02.12.2023 (Payment of Centage Charge.

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar District Aruppukottai Municipality, Ward-F, Block-1 TS.No.8/3,11/4,12/1,2,3,4,5,12/26 to 60,12/62 to 78– Exent of 14.373 Acres.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Director,Directorate Town and Country Planning Office,Chennai on 03.10.2023. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 16.11.2023.

The Director of town and country planning issued technical Concurrence as per Layout Conditions mentioned Below vide.Reference 4th cited Above.

1. The Concurrence number assigned to the layout is LP/DTCP No.108/2023.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 12th cited, 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 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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.31.10.2020, Should be applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas 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. 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:

Scrutiny Charges - Rs.87259, Dated: 22.07.2023

Centage Charges - Rs.76500, Dated: 02.12.2023

Sl.No.	Description of charges	Amount	date
1	Scrutiny Fee		
2	OSR Charges		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite Town Charges		

Enclosure

Layout Map and Condition - 2 sets and

Gift deed document no.7331/2023, dated: 16.11.2023

Copy to

1 Mrs.V.Chempakadevi,

No.1,ST ramasamy nayakkar street,

Vadugarkottai,

Aruppukottai-626101.

PNM realty promoters LLP(Power agent),

No.15/10A,kumbakonam road,

Narasayanayapuram,Vayalur,

Thanjayur-613003. 1 Set

2 Tamil Nadu Real Estate

Regulatory Authority (TNRERA),

No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008. 1 Set

3 Aruppukottai Sub-Register,

Virudhunagar District-Register Office,

Virudhunagar District. 1 Set

4 Assistant Director,

Survey Land Records,

Virudhunagar. 1 Set

5 Thasildar,

AruppukottaiTaluk,

Virudhunagar District. 1 Set

6 Superintendent Engineering,

Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),

Virudhunagar Electricity Distribution Circle,

Virudhunagar District. 1 Set and Gift deed document no.7332/2023, dated: 16.11.2023.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	87259	22/07/2023
2	OSR Fee		
3	Centage Charges	76500.00	02/12/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Virudhunagar District.

Signature valid

Signed by: Deputy Director
Location:Virudhunagar
Date:2023.12.04 14:46:40

