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Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. TGJYH59X/15785/2023/2023/TCP Date : 30/11/2023

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The Commissioner,
Melvisharam Municipality,
Rasathupuram Village,
Walajah Taluk,
Ranipet District.

Sir/ Madam,

Sub : Residential Layout in Non Planning Area - District Town and Country Planning Office, Ranipet District - Ranipet District – Walajah Taluk – Melvisharam Municipality – Rasathupuram Village – Comprised in Survey Numbers: 247/1A2, 248/8A, 248/8B and 248/9 - Site extent: 1.85 acres (or) 7490.00 Sq.m – Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant's Mr. K. L. Elavazagan and 2 members Online Application Form, Online Application Number: TGJYH59X/15785/2023, Dated:
15.09.2023.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern on 17.10.2023.
3. The Joint Director, Agricultural Department, Ranipet District, Dry Land NOC, Letter A2/3506/2022, Date: 08.06.2022.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. K. L. Elavazagan and 2 members Gift deed document, Gift deed (Local Body) document no: 8967/2023, Date: 28.11.2023.
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, 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. Demand payment Request Letter, dated: 17.10.2023 and 29.11.2023 requiring payment of OSR Fee, Centage Fee and Display Board
Charges.
15. Applicant's Mr. K. L. Elavazagan and 2 members OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 17.11.2023
and 29.11.2023.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019/TCP2, Dated: 13.03.2019,
14.10.2019, 05.02.2020 and 14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
19. The Commissioner, Melvisharam Municipality, Road Certificate, Letter No. F1/621/2023, Dated: 10.10.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Ranipet

District, Walajah Taluk,
Melvisharam Municipality, Rasathupuram Village, Comprised in Survey Numbers: 247/1A2, 248/8A, 248/8B and 248/9 which have a site extent
of 1.85 acres (or) 7490.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District
Town and Country Planning on 17.10.2023. Further the Applicant's K. L. Elavazagan and 2 members have gift-deed the road and road splay
areas have been handed over to the concerned local body on 28.11.2023. Hence, this residential layout has been approved with below
conditions.

1. As per the condition, the layout has been approved and SWP/DTCP/RANIPET/LAYOUT No.161/2023 is the Technical Concurrence Number
for the residential layout and original maps and Copy of gift deed 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 Tahsildar to update in Tamilnilam
website.

6. As per G.O: 18, the applicants have paid the Open Space Reservation Charges.

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 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 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 concerned local body must issue the final approval after transfer of earmarked
road areas survey number, sub-division 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.

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 plot. 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).

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.11230.00, Dated: 15.09.2023.
OSR Charges - Rs. 572012.00, Dated: 17.11.2023.
Centage Charges - Rs. 20400, Dated: 29.11.2023.
Display Board Charges - Rs. 10000.00, Dated: 29.11.2023

Conditions:

1. 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.

2. 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.

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

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

5. 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.

6. 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.

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

8. 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.

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

10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem
regarding the right of land for the layout, the local body should consider and take a decision. b) When the said layout is approved by the
local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces
to the local body should also be attached.

11. 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.

12. 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.

13. 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 Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied
to the purchasers while selling the plots for sale.

15. 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.

16. 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 Town and Country Planning department without prior intimation to the applicant.

17. 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 Town and Country Planning department without prior intimation.

18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be
cancelled by the department without any intimation to the applicant.

Copy To:

1. Mr. K. L. Elavazagan and 2 members,
Door No: 41, Vathiyar Street,
Rasathupuram Village,
Melvisharam Municipality,
Walajah Taluk,

Ranipet District-632401.

2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

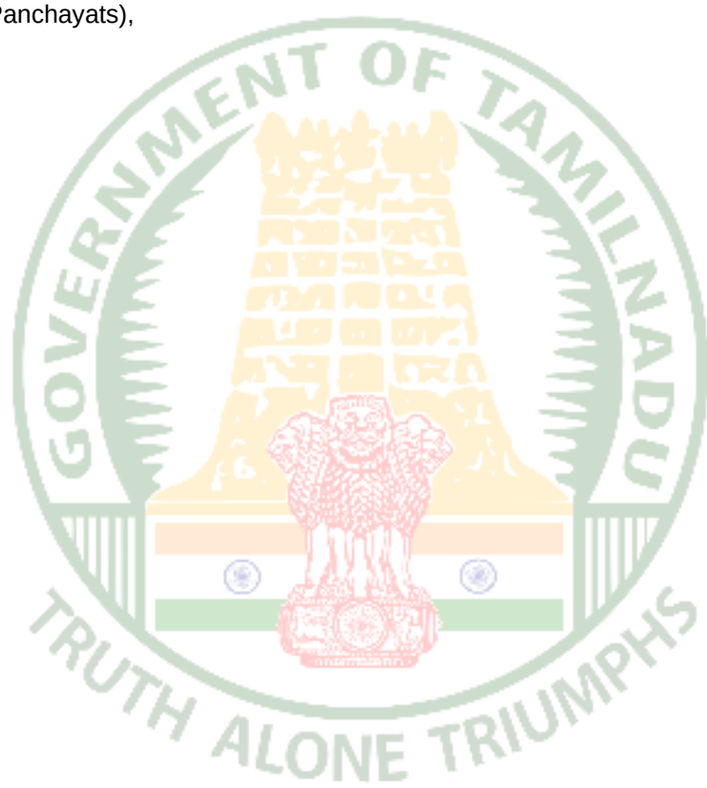
3. The Sub-Registrar,
Arcot Registrar Office,
Ranipet District.

4. The Assistant Director,
Survey and Land Records,
Ranipet District - 606201.

5. The District Collector,
District Collectorate Office,
Ranipet District.

6. The Assistant Director (Panchayats),
Ranipet District.

7. The Tahsildar,
Walajah Taluk,
Ranipet District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11230	15/09/2023
2	OSR Fee	572012	17/11/2023
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Ranipet District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Ranipet
Date:2023.11.30 08:39:40



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OMR Thoraipakkam,
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