Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. Q6DK4YKH/15278/2023/2023/TCP

Date : 25/10/2023

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Mr.V.Kalidass,
No 1, Iyappan Illam,
Rajappa Nagar,
Ariyamangalam,
Trichy District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office - TiruchirappalliDistrict - Tiruverumbur Taluk and Panchayat Union, Vengoor Village – S.F.No.241/1B - Extent : 4150.00 Sq.m - Technical clearance issued – forwarded for further action - Reg.

Ref : 1.Applicant Mr.V.Kalidass, received via single window portal, Dated:31.08.2023.

2.District Town and country planning Office, TiruchirappalliDistrict Letter No. Q6DK4YKH/15278/2023 (Road pattern issued on dated: 19.09.2023)

3.Joint Director Agriculture department, TiruchirappalliLetter No.Nil (Planning Area)

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.Applicant Mr.V.Kalidass, letter dated:26.09.2023. (Gift Deed No.7402/2023, Dated: 20.09.2023).

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 WaterSupply,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:12.10.2023 (requiring payment of Centage Fee, Display Board Fee, Development charge).

15.Applicant Mr.V.Kalidass, Dated: 13.10.2023. (Payment of Centage Fee, Display Board Fee, Development charge).

16.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 TiruchirappalliDistrict, Tiruverumbur Taluk and Panchayat Union, Vengoor Village, S.F.No.241/1B - Extent :

4150.00 Sq.m. 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 L.P/JD DTCP(TD) No: 125/2023 (P.P.No.152/2023) 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 fee 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 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 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)

4.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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fees – Rs.6225/- Date: 31.08.2023
2. OSR Charge – Rs.19055/- Date: 26.09.2023
3. Centage Charge – Rs.6000/- Date: 13.10.2023
4. Development Charge – Rs.6225/- Date: 13.10.2023
4. Display Board Deposit Fee – Rs.1500/- Date: 13.10.2023

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any

Department of Land Survey and Records,
TiruchirappalliDistrict.

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6225	31/08/2023
2	OSR Fee	19055	26/09/2023
3	Centage Charges	6000.00	13/10/2023
4	Development Charges	6225.00	13/10/2023
5	Display Board Charges		
6	Satellite town charge		

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

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2023.10.25 17:23:36