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Layout Application - Final Approval Letter



Roc No: 02/2024

Date: 7/27/24 4:41 PM

From:

Village Panchayat

Bagaveli Panchayat Office

To :

M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan,
No: 46, Valleeswaran Nagar,
2th Street, Chennai,
Mangadu, Kancheepuram - 600122.

Online Application Number:

M25JM4OG

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District -Walajah Taluk - Walajah Panchayat Union - Bagaveli Panchayat - Katteri Village – Survey numbers: 135/1A1, 135/1B1, 135/1C1,135/1D1, 135/1E1, 135/1H, 135/1I, 135/1J1, 135/1M, 135/1N, 135/1P, 135/1O, 135/1Q, 135/2B, 135/2C1, 135/2D, 135/2E1,142/4A, 142/4C1- Extent: 6.14 Acres (or) 24847.70 Sq.m

Ref :

1. On 17.04.2024, Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Online Application Formwere received through Online Application Number:M25JM4OG.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through DistrictLetter No: RPT/DFXFH0CC/24792/2024/TCP on16.05.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/2136/2024 on27.04.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 2910/2024, Dated: 24.12.2020.
5. Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Letter, Gift deed (Local Body) documentno: 2349/2024, Dated: 30.05.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16,Department of Municipal Administration and Water Supply,

dated: 31.01.2020.

9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. (Ms). No.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. Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Scrutiny Fee Receipt, Dated:17.04.2024 and 07.06.2024.

15. Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Demand payment Request Letter fromDTCP, dated: 08.06.2024

16. Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Centage Fee and Display BoardPayment Receipt, dated: 08.06.2024.

17. Applicant M/s. Sameeraa Foundations Private Limited represented by K. Ramanathan Development Charge Receipt, dated: 07.06.2024.

18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:

13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated:11.04.2023.

20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:25.04.2023.

21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:05.02.2020.

22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

24. Applicant Mr. P. Mohanraj Gift deed (Local Body) document no: 1859/2023, Dated: 12.04.2023. With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Walajah Taluk, Walajah Panchayat Union, Bagaveli Panchayat, Katteri Village comprised in the Survey numbers: 135/1A1, 135/1B1, 135/1C1, 135/1D1, 135/1E1, 135/1H, 135/1I, 135/1J1, 135/1M, 135/1N, 135/1P, 135/1O, 135/1Q, 135/2B,135/2C1, 135/2D, 135/2E1, 142/4A and142/4C1 with an extent of 6.14 Acres (or) 24847.70 Sq.m.

Body:

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 Fee - Rs. 372871.00, Dated: 17.04.2024 and Rs. 10.00, Dated: 07.06.2024.

Centage Fee - Rs.45000.00, Dated: 08.06.2024.

Display Board Charges – Rs. 10000.00, Dated: 08.06.2024.

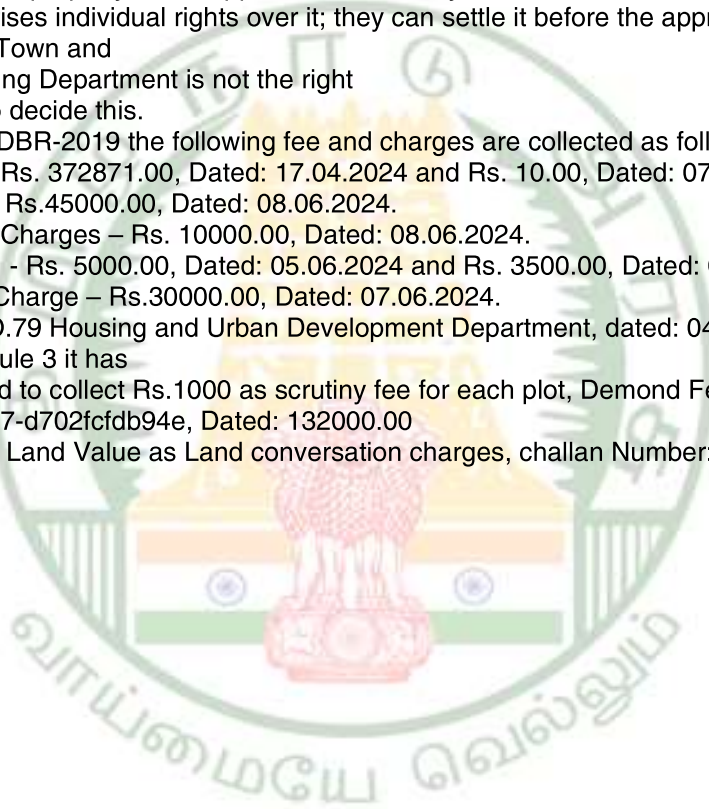
Flag Day Fund - Rs. 5000.00, Dated: 05.06.2024 and Rs. 3500.00, Dated: 07.06.2024.

Development Charge – Rs.30000.00, Dated: 07.06.2024.

07. 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, Demond Fees Transaction ID: b4cf1e65-04e9-44f2-8747-d702fcfdb94e, Dated: 132000.00

08. 3% Market Land Value as Land conversation charges, challan Number: 20240716026173, Dated: 16.07.20240



Village

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2024.07.27 16:41:22





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