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Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. Roc No.372/2022 TVR / 2022 / TCP Date : 07/10/2022

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

M Yasin mohaideen,
No.67, Javiya street,
Koothanallur,
Thiruvarur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office, Thiruvarur District - Koothanallur Taluk, Koothanallur Municipality, Ward-2, Block-9, T.S.No.76 (Old S.F.No.80/2) 4050.00 Sq.m Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.M Yasin mohaideen Letter, Dated: 15.06.2022.

2.District Town and country planning Office,Thiruvarur District Letter No. 372/2022 TVR. (Road pattern issued on dated: 05.07.2022).

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

4.Applicants Mr.M Yasin mohaideen Letter, Dated: 29.07.2022. (Gift deed document no: 1524/2022 and 1523/2022 , dated: 27.07.2022).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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

7.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.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (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.Demand payment Request Letter, Dated: 08.08.2022.(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

14.Applicants Mr.M Yasin mohaideen Letter, Dated: 26.09.2022. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.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 Thiruvarur District - Koothanallur Taluk, Koothanallur Municipality, Ward-2, Block-9,
T.S.No.76 (Old S.F.No.80/2) 4050.00 Sq.m forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by

the directorate on 05.04.2022. Further the applicant has gift deed the road, road
splay and park areas has been handed over to the Koothanallur local body on 27.07.2022. 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/DTCP(TVR)No.33/2022 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 12th, 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 9th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including the charges for providing amenities like
roads,storm water drains and street lights from the applicantsAfter 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.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 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

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 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)

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:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6075	12/01/0010
2	OSR Fee		
3	Centage Charges	6300.00	02/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Document certified by Valavanthan Ramasamy.
Signed by: Deputy Director
Location:Thiruvarur
Date:2022.10.07 12:23:34

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

Enclosure

1.Layout original map and Condition – 2 set



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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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