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Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. 3NZMQKTS/2024/TCP Date : 18/09/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The Village President,
Devadhanam Village /Panchayat,
Ponneri Taluk and Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur district, Ponneri taluk, Devadhanam Village - S.F.No's. 22/1C1B,1C2 - 5867 Sq.m extent - Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicants Thiru.Sathyanarayanan and Mrs.Dhanalakshmi layout proposal received through online vide reference No: No.3NZMQKTS received dated: 26.07.2024.

2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:05.09.2024

3.Joint Director, Agriculture Department, Tiruvallur District letter Roc. No. Maathi1/3NZMQKTS /2024, dated. 23.08.2024. (Dry land NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.Sathyanarayanan and Mrs.Dhanalakshmi, Gift deed document no:8212/2024 dated: 10.09.2024.
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.G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.(Development Charges)
15.Demand payment Request Letter, Dated:12.09.2024 (Requiring payment of Centage Fee, Display Board Fee).
16.Applicant Paid on Dated: 13.09.2024 (Payment of Centage Fee, Display Board Fee)
17.Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Ponneri taluk, Devadhanam Village - S.F.No's. 22/1C1B,1C2, Site area 5867 Sq.m extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 17th cited above.

In continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director. Further the applicant, has submitted the above gift deed for the, Road, Road Splay and Public Purpose areas which has been handed over to the local body. Hence, this residential layout has been approved with the following conditions.

1.As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/TVLR/LAYOUT No: 232/2024 and enclosed with 2 set of original maps and 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 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 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 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

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:

Copy to:
Mr Satthyanarayanan and Mrs Dhanalakshmi
No 5/79, Thiruvalluvar Street,
Anbazhakan Nagar, Peramur,Chennai,600011.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8801	26/07/2024
2	OSR Fee	108549	12/09/2024
3	Centage Charges	13500.00	13/09/2024
4	Development Charges	17601.00	13/09/2024
5	Display Board Charges	1500.00	13/09/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

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.



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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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