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Layout Application - Final Approval Letter

Roc No: 1JXLIZ2K/23154/2024 /TCP

Date: 12/23/24 8:41 PM

From:

Village Panchayat

VILLAGE PANCHAYAT OFFICE,
KANNANUR VILLAGE PANCHAYAT,
THURAIYUR UNION,
TIRUCHIRAPPALLI DISTRICT.

To :

Thiru.D.Thangavel,
D.No.261, A Block,
S.P.K. Nagar,
Nallipalayam,
Namakkal - 637003

Online Application Number: 1JXLIZ2K

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Comprised in SF.No. 425/39A,40A, 430/7A1 of Vadakkuveli
Village, Thuraiyur Taluk - Tiruchirappalli District - an Extent of 5546.00 Sq.mt

Ref :

1.Applicant Thiru.D.Thangavel, received via single window portal, reference number: 1JXLIZ2K/23154/2024/TCP,
dated.16.02.2024..
2.District Town and country planning Office, Tiruchirappalli District Letter No. 1JXLIZ2K/23154/2024/TCP, (Road pattern issued on
dated: 05.02.2024)
3. Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/2151/2024, Dated:05.03.2024 (Non planning Area)
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
5.Applicant Thiru.D.Thangavel, letter dated:31.05.2024.(Gift Deed No.3699/2024, Dated: 10.05.2024).
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. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15.Demand payment Request Letter, Dated:31.05.2024 (requiring payment of Centage Fee, Display Board Fee).
16.Applicant Thiru.D.Thangavel, Dated:31.05.2024.(Payment of Centage Fee, Display Board Fee).
17.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout Comprised in
SF.No.425/39A,40A, 430/7A1of
Vadakkuveli Village, Tiruchirappalli District an Extent of 5546.00 Sq.mt. 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:112/2024 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 14th, 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 and 11th cited
Letter, May allow the
owners/developers either to carry out Infrastructure Development Works to the standards specified by the concerned local body or
to pay the estimate
cost to the local bodies
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 12th cited and 13th 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.8,319/- Date: 16.02.2024
2. Centage Charge – Rs.10,500/- Date: 31.05.2024
3. Display Board Deposit Fee – Rs.1500/- Date: 31.05.2024
4. OSR Fees – Rs.4,80,503/- Date: 28.05.2024

6. 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 in the following head of account

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)

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 plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of

the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10.Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent display board along with the details of resolution number and date of approval of the layout.

11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Village



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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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