Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 6/18/24 3:41 PM

From:

Village Panchayat

Pothakkudi

To :

Thiru.A.Iqbal,
No.22/3.Railway Station Road,
Srirengam,
Trichy District.

Online Application Number: PPHNHPAP

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of
8588.00. Sq.m in S.Nos. 56/2B,57/1B2 and 57/2 of Sekarai Village – Sekarai Panchayat – Needmangalam Panchayat Union –
Koothanallur Taluk - Thiruvarur District – Final Approved Reg

Ref :

1. Applicant Thiru A.Iqbal, Srirengam Application Ref No: PPHNHPAP (26072/2024/TVR) dated: 05.04.2024.
2. District Town and country planning Office, Thiruvarur District Letter: PPHNHPAP (26072/2024/TVR) dated: 17.04.2024.
(Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No. 11705//2022/F1, Dated 22.03.2024
5. The Block Development Officer, Needamangalam Letter ROC No.311/2022/A2/Dated 20.01.2023(Road certificate)
6. Applicant Thiru A.Iqbal, Srirengam Application Ref No: PPHNHPAP (26072/2024/TVR) (Gift Deed Document no: 900/2024
dated07.05.2024).
7. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
8. G.O.138, Housing and Urban Development Department, Dated:

04.06.2004
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal
Administration and
Water Supply, Dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated:
23.09.2020.
11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban
Development Department, Dated: 30.08.2017.
Ref :
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: 17.04.2024 and 13.05.2024 (Requiring payment of OSR Fee and Centage Fees).
16. Applicant Thiru A.Iqbal, Srirengam Application Ref No: PPHNHPAP (26072/2024/TVR) Dated 10.05.2024 and 13.05.2024
(Payment of OSR Fee and
Centage Fees).
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.

Body:

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and
after perusing the records
and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, Parks and for the
public purposes
meant for local body and TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of
charges such as OSR Fee
and Centage charges vide under reference 16th cited above, the Technical Concurrence is issued to the said layout subject to the
following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No:
36/2024. The approved
layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th
cited above to the
concerned Local body and it 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 acknowledgement 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 Thasildar to update in
Tamilnilam website
Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide

reference under 9th cited
above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying
improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as
assessed by the
authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid
tar road, provided
other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the
standards prescribed by the
local body in the case of other than corporation/municipalities.
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,
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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously.
5. 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
conversion 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)
6. 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.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 12,882/- Dt. 05.04.2024
OSR Fee : Rs.8,16,380/-Dt.10.05.2024

Centage Charges : Rs. 11,400/ -Dt. 13.05.2024
Display Board charges : Rs. 1,500/ -Dt. 13.05.2024
Armed Force Flag Day Fund : Rs. 3,000/- (Receipt no.
FD/FUND/99763 Dated:
13.05.2024)
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 splays 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

Signature valid
Signed by: Village Panchayat President
Location:Tiruvarur
Date:2024.06.18 15:41:03