Layout Application - Final Approval Letter

Roc No: 04/2024-2025 Date: 9/9/24 3:59 PM

From:

Village Panchayat

Minnampalli panchamadevi Village Panchayat office, Minnampalli, M.Panchamadevi Panchayat

To :

Mr.MOHANASUNDRAM AND 2 MEMBERS,

No-27, Theeran Chinnamalai Nagar, 2nd Cross, Vangapalayam.

Karur District.

Online Application Number: VU7CLZIK

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning Office, Karur District, Comprised in S.F.No:909/7A2,7C, 917/1A2, 1C – Minnampallai Panchamadevi Panchayat - Panchamadevi Village – Karur Panchayat Union, Manmangalam Taluk – Karur District – Exteny : 2.44.1/4 Acre (9897.00 sqm) – Concurrence / Technical clearance issued – forwarded for further action – Reg.

Ref :

1. Applicants Mr. MOHANASUNDARAM AND 2 MEMBERS, Karur. Letter, Dated: 16.05.2024.
2. Director of Town and country planning Office,ROC No. VU7CLZIK/2024/TCP (Road pattern issued on dated:27.06.2024).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicant MOHANASUNDARAM 2 MEMBERS, KARUR Letter Dated 10.07.2024 (Local body Gift deed document No. 1568/2024 dated 05.07.2024)
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 Water Supply, 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: 27.06.2024 and 11.07.2024. (requiring payment of OSR and

Cemtage Fee)

14. Applicant MOHANASUNDARAM 2 MEMBERS, KARUR Letter Dated 10.07.2024 and 15.07.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Karur District, Comprised in S.F.No:909/7A2,7C, 917/1A2, 1C – Minnampallai Panchamadevi Panchayat - Panchamadevi Village – Karur Panchayat Union, Manmangalam Taluk – Karur District – Extent : 2.44.1/4 Acre (9897.00 sqm) – Concurrence / Technical clearance

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the director on 27.06.2024.Further the applicant MOHANDASUNDARAM AND 2 MEMBERS, Karur, has gift deed the road, road splay has been handed over to the Local body Gift deed (Document No. 1568/2024. Dated 05.07.2024) Hence, the residential layout has been approved with below conditions

1. As per the condition, the layout has been approved and approved number issued as planning Permission No. 110/2024, enclosed with 2 set of original maps and gift deeded documents has been forwared with for further action

Total no.of plot allocated – 39 Nos.

Local Body Space - 63.31 sq.m.(0.89%)

TANGEDCO Space - 38.66 sq.m. (0.54%)

Proposed Road Area -2738.21 sq.m.

CSR Space – As per Case – 1% Guideline value for the extent of 715.90 sq.m. had been paid by applicant through online.

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 5th cited and 9th 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 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 Tamilnadu Government in G.O.Ms.No.112, Housing and Urban Development Department, deated 22.06.2017 have approved the Tamilnadu Real. State (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 eal Estate Project or part of it only after reglistering 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 should collect the 3% Market Land Value as Land concersation 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 04.07.2024 stating that, The Directorate of Town and Country Planning Department has not legally certified the tittle to the owenership by granting technical clarance and planning permission, Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed sate deed etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also if anyone eise 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 righty organization to decide this.
6.As per TNCDBR-2019 the following fee and charges are collected as follows.
Enclosure
Layout original map and Condition – 2 sets and
(Gift deed Local Body Document No. 1568/2024. Dated 05.07.2024 (Original)
Copy to
1. Mohanasundaram and 2 Members, No-27, Theeranchinnamalai Nagar – 2nd Cross, Vangapalayam. Karur District 639 006.
2. Tamilnadu Real Estate Regulaltor Authority (TNRERA)
NO.1A, 1st Floor, Gandhi Inwin Bridge Road, Egmore,Chennai – 600 008
3. The Sub Register, Karur Joint-II, Karur Karur District.
4. Assistant Director, Survey Land and Records, Collectorate Office Campus Karur District, Email.id.adsurkar@nic.in.

Village

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.09.09 15:59:34