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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. FG165AH7 / 2022 / TCP Date : 03/05/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Singilikuppam village Panchayat
Ellapuram Panchayat Union
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning - Application received for the approval of Layout - Comprised in S.F.Nos. 57/3B, 58/2, 59/1, 59/2, 62/2A2, 62/3, 63/1B, 64/1A, 64/2A, 64/3, 64/4, 64/5 of Singilikuppam Village, Ellapuram Panchayat Union, Tiruvallur Taluk / District - Site Extent – 7.53 Acres – Layout Plot Pattern Technical Concurrence - Issued - forwarded for further action- Reg.

Ref : 1. Applicant M.Priyanka & 2 others, Online Application No. FG165AH7 / 2023 / TCP5, dated: 03.01.2023.
2. The Assistant Director, Tiruvallur District Town and Country Planning Office Inspection Report of Online Application No.FG165AH7 / 2023, Dated: 03.01.2023.
3. Online Application No. FG165AH7 / 2023 / TCP5, dated: 16.03.2023 (Road pattern issued)
4. Applicant M.Priyanka & 2 others, Gift Deed No. 2696/2023, Dated:21.04.2023.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. The Joint Director, Agriculture and Farmers Welfare department, Tiruvallur NOC letter No. MaThi1/10929/2022, Dated: 07.12.2022
14. The Directorate of Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No. FG165AH7 / 2023/ TCP5 , Dated: 02.05.2023
15. Demand payment Request Letter, Dated:02.05.2023 (requiring payment of Centage Fee, Display Board Fee).
16. Applicant M.Priyanka & 2 others., Dated: 02.05.2023 (Payment of Centage Fee, Display Board Fee)

1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Assistant Director of Tiruvallur District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Tiruvallur District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed from the applicant, the following order of concurrence for the proposed layout is issued by the Directorate of Town and Country Planning vide reference 14th cited above.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is L.P/D.T.C.P No.38/2023. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to

send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

6. As per the G.O in the reference 6th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issuing final Approval.

Special Conditions:

1. a) With reference to the 7th, 8th 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. 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 favor concern local body.

4. 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.

5. 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. The applicant should construct the culvert as shown in the layout drawing after obtaining permission from concerned department.

7. No development should be carried out in the building prohibited area without the permission of this department.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage charges : Rs.57,600/-
Display board : Rs.1,500/-
Flagday : Rs.15,000/- (Off line)

Encl:
Plot pattern map

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	45711	30/11/2022
2	OSR Fee		
3	Centage Charges	57600.00	02/05/2023
4	Development Charges		
5	Display Board Charges	1500.00	02/05/2023
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Tiruvallur District.

Document certified by N.R Thyagarajan.

Signed by: Assistant Director
Location:Tiruvallur
Date:2023.05.03 18:27:24



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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