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REFERENCE
26/2024

ISSUED
12 February 2024

PP APPROVAL RECORD

Planning Permission

Survey 498/1

Puthanatham, Manapparai taluk

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

EXTENT APPROVED
607 sq.m

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. YVPNVQB2 /2023/TCP Date : 07/09/2023

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Mr AKFAR ALI,
1639, pallivasal west street,
puthanatham,
manapparai tk,
tiruchirappalli

Sir/ Madam,

Sub : Residential Sub division - Office of the Joint Director of town and country planning, Tiruchirappalli district - ,Manapparai Taluk - Puthanatham Village / Panchayat , S.F.No. 498/1A1C - extent of 607 sq.m (0.14 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. AKFAR ALI online application letter, YVPNVQB2 Dated: 25.07.2023
2.District Town and country planning Office,Tiruchirappalli District Letter No. YVPNVQB2 /2023 .(Road pattern issued on dated:
01.09.2023)
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr. AKFAR ALI Letter, Dated:01.09.2023 (OSR Demand paid)
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 WaterSupply,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: 19.06.2023 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and
Flag Day Fund).
14.Applicants Mr. AKFAR ALI Letter, Dated: 05.09.2023 (Payment of Centage Fee, Display Board Fee).
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st cited letter, applicant has requested for the approval of residential subdivision of plots inTiruchirappalli
district Manapparai Taluk, Puthanatham village SF.NO- 498/1A1C to an extent of 607 Sq.m(0.14 acres)

In the continuation, with reference to the 2nd cited letter, road pattern for residential Sub-division has been issued on 01.09.2023.

Further the applicant Pay the OSR charges on 01.09.2023 Hence, this residential sub division plots has been approved with below
conditions.

1.As per the condition, the sub-division has been approved and approved number issued as L.P/J.D.DTCP.(T.D) No- 111 /2023
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 Sub-division 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/ Corporationareas: Collecting the necessary
fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting the
necessary fees the final Sub-division 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 Sub-division 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 .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:
SUB DIVISION CONDITIONS
Sub-division Approval No- LP/J.D. DTCP(T.D)No- 111/2023
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Sub-division
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 Sub-division 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 Sub-division 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 Sub-division Plan.
6. The hollowed part of the Sub-division 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/ Sub-division. 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. 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.
10.Once the applicant receives the approval of the Sub-division plan from the district Town and country planning office, the approved Sub-
division plan shall be permanently published at the entrance of the Sub-division without any change / release for public view through a 6' x 4'
permanent display board along with the details of resolution number and date of approval of the Sub-division.
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 Sub-division will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the sub-division 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.
/ E.Signed /
Joint Director (FAC)
District Town and Country Planning Office,
Thiruchirapalli District.

To :
The President
Puthanatham village panchayat ,
Manapparai Taluk,
Tiruchirappalli District.

Copy to:
1. Assistant Director, Department of Land Survey and Records, Thiruchirapalli District.
2. The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	911	25/07/2023
2	OSR Fee	65556	01/09/2023
3	Centage Charges	600.00	05/09/2023
4	Development Charges		
5	Display Board Charges	1500.00	05/09/2023
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.