PP APPROVAL RECORD

Planning Permission

Kallakurichi, Kallakurichi taluk
Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

Town and Country Planning Department(Planning Permission)

Kallakurichi

ROC No. CVPJ56LE/28051/2024/2024/TCP Date : 31/07/2024

From:

Joint Director / Deputy Director / Assistant Director

Kallakurichi

To :

The Commissioner,
Kallakurichi Municipality,
Kallakurichi Village,
Kallakurichi Taluk,
Kallakurichi District

Sir/ Madam,

Sub : Site Approval for Residential Plot - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District – Kallakurichi Taluk – Kallakurichi Municipality – Kallakurichi Village – Comprised in Survey Nos. 282/5A2 and 282/10B which have an extent of 163.00 Sq.m – Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant: Mr.P.Jaisankar Online Application Form, Online Application Number : CVPJ56LE/28051/2024, Dated:22.05.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 28.06.2024.
3. The District Collector (NOC), Kallakurichi District, Letter No.A7/15837/2021, Dated:18.07.2022 and Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/4144/2022 Dated:22.04.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
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. OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 28.06.2024 & 06.07.2024.
14. Applicant Mr.P.Jaisankar OSRA Charges Payment Receipt and Centage Fee Payment Receipt dated: 29.06.2024 & 06.07.2024.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. Approach Road Gift deed (Local Body) Document No:415/2024, dated.31.01.2024.
17. The Commissioner, Kallakurichi Municipality, letter no.762/20214/F2, dated.26.03.2024 and letter no.675/2022/F1, dated.28.04.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Site Approval in Kallakurichi District, Kallakurichi Taluk, Kallakurichi Municipality, Kallakurichi Village Comprised in Survey No. 282/5A2 and 282/10B which have an extent of 163.00 Sq.m

In the continuation, with reference to the 2nd cited letter, OSR Demand for Residential Site Approval has been issued by the Assistant Director, District Town and Country Planning on 28.06.2024. Further the applicant has paid OSR and centage charge on 29.06.2024 and 06.07.2024. Hence, this Site approval has been approved with below conditions.

1. As per the condition, the drawing of the site approval for Residential Plot marked as “A, B, C, D and E” has been approved and approved number issued as SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.066/2024 and enclosed with 8 sets 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 Site Approval for Residential plot 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 Tahsildar to update in Tamilnilam website.
6. As Per TNCDBR-2019, Rule: 47(6), the applicant has paid Guide Line Value for OSR area.

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 fees, the final site approval sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant directly.
b)Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final site approval sketch, permit of planning authority along with the permit of local body to the applicant 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. 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation 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).
3. 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.
4. Without prior concurrence from the Directorate of Town and country planning, don’t further modifications, subdivisions, or any alteration in the plan.
5. Applicant should utilize the site approval only for Residential purposes.
6. Final approval should be obtained from the concerned local body.

7. Technical Concurrence given only on the basis of the documents produced by the applicants, any interest of ownership could not be done basis of the issue of technical concurrence.
8. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of site approval without prior intimation to the applicant.
9. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
10. This approval is valid only for the site not for the building. Apply separately for building construction based on the power delegated.
11. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Charges	- Rs.244.00, Dated: 22.05.2024.
OSRA Charges	- Rs.3504.00, Dated:29.06.2024.
Centage Charges	- Rs.300.00 , Dated:06.07.2024.

Conditions:
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot dimensions to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Any plot shown on the approved map shall be used only for the construction of Residential building. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
4. If a low voltage/high voltage power line/telegraph line is laid through the site, the line should be shifted to the edge of the road or as shown on the approved site plan.
5. The hollow portion of the plot should be raised to street level.
6. The petitioner should obtain approval from the local authority concerned for the plot. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
7. a) Since only Technical Sanction has been given to the said plot by the Town and country Planning Department, if there is any problem regarding the right of land for the plot, the local body should consider and take a decision.
b) When the said plot is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.
8. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a site has been approved for a place where there is no actual land Ownership.
9. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the plot may be affected, Technical Sanction approval given to the site will be cancelled by the Town and Country Planning department without any prior notice.

10. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
11. If any case is pending in the field numbers where the Plot is situated, the approval given to the Plot will be cancelled without any prior notice and action will be taken.
12. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Site Residential approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant.
13. If any part of the Site area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.
14. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.
Remarks:
a)Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12 meters in height upto Stilt +3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
b)Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft and 2. Commercial Buildings above 2,000 Sq.ft.

Copy To:
1. Mr.P.Jaisankar,
S/O Palanimuthu,
241, West Street,
Kallakurichi Taluk,
Kallakurichi District – 606 201.

2. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

3. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

Enclosure
1.Site approval original map and Condition – 2 set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	244	22/05/2024
2	OSR Fee	3504	29/06/2024
3	Centage Charges	300.00	06/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.