PP APPROVAL RECORD

Planning Permission

Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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)

Kallakurichi

ROC No. GFTCOGKS/10217/2023 / 2022 / TCP Date : 10/06/2023

From:

Joint Director / Deputy Director / Assistant Director

Kallakurichi

To :

The Panchayat President,
Koovanur Village Panchayat,
Thirukovilur Taluk,
Kallakurichi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District – Thirukovilur Taluk –Koovanur Panchayat/Village – Survey Nos. 317/3B, 317/4A2, and 317/7 – to have an extent of 4.97 acres (or) 20100.00 Sq.m – Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant: The JBA Metal Company, Online Application Number: GFTCOGKS/10217/2023, Received on: 21.03.2023.

2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 16.05.2023.

3. Joint Director, Agricultural Department NOC Letter, Proceeding Letter No. A3/9315/2022, Dated: 15.11.2022.

4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.

5. Applicant The JBA Metal Company, Letter, Gift deed (Local Body) document no. 1802/2023, dated: 31.05.2023 and Gift deed (EB) document no.1803/2023, dated: 31.05.2023.

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. 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.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.

14. Demand payment Request Letter, dated: 06.06.2023 requiring payment of Centage Fee.

15. Applicant the JBA Metal Company, Letter dated: 08.06.2023 (Centage Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

17. DTCP Circular No. 9611/2023-TCP5, dated: 25.04.2023.

With reference to the 1st Cited letter, the applicant has requested the approval of the residential layout in Kallakurichi District, Thirukovilur Taluk, Koovanur Panchayat/Village and Survey Numbers: 317/3B, 317/4A2 and 317/7 to have an extent of 4.97 acres (or) 20100.00 Sq.m.

In continuation, with reference to the 2nd cited letter, a road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 16.05.2023. Further, the applicant has a gift deed for the road and road splay areas that has been handed over to the concerned local body on 31.05.2023. Hence, this residential layout has been approved with the below conditions.

1. As per the condition, the layout has been approved, and the approved number issued as SWP/DTCP/KALLAKURICHI/LAYOUT No.039/2023 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 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 an acknowledgment of receipt of receiving Maps and Proceeding orders.

5. As per the circular cited on the 13th, it is requested send the proceeding orders and maps to the concerned Tahsildar to update on the Tamilnilam website.

6. As per G.O:181, the applicant has handed over the OSRA to the respective local body. Before giving final Concurrence by Local Body, get the Original Gift deed document from the applicant.

Special Conditions

1. a. With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas: Collect the necessary fees including the charges for providing amenities like roads, stormwater drains, and street lights from the applicants. After collecting the necessary fees, the final layout sketch, and permit of the planning authority along with the approval of the Local Body shall be issued to the applicant 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 a 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. With reference to the 11th cited and 12th cited letter, the concerned local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour concerned local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 has 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in the case of non-planned area rule 3 it has been requested to collect Rs.1000 as a 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).

5. According to 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:
Scrutiny Charges - Rs. 30150.00, Dated: 21.03.2023.
Centage Charges - Rs. 29700.00, Dated: 08.06.2023.

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 used.
e) Quality of building services and amenities during the construction of the building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes, and further subdivision of plots contrary 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. Corners of the plot located at the junction of two roads should be laid with the splay shown on the approved map.

4. No plot shall be sold, leased, or transferred in any other manner or any building shall be constructed on any plot before the fulfillment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. 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.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.

7. The hollow portion of the layout should be raised to street level.

8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.

9. The petitioner should obtain approval from the local authority concerned for the layout. 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.

10. a. Since only Technical Sanction has been given to the said layout by the Town and Country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
b. When the said layout 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 public spaces to the local body should also be attached.

11. Once permission is obtained from the petitioner Town and Country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently

published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.

12. 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 layout has been approved for a place where there is no actual land Ownership.

13. 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 layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.

14. 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.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice, and action will be taken.

16. Before giving final concurrence, the local body should check the site whether it is levelled to road level. After confirming the site is levelled to road level, give final concurrence.

17. EWS Plots should be used for EWS Purposes only. EWS plots should not be sold to anyone other than the EWS category.
Total Number of EWS Plots – 25 (from Plot no. 34 to 58)
Minimum EWS Plot Size - 50.89 Sq.m
Maximum EWS Plot Size - 70.33 Sq.m
Area of EWS Plots - 1603.44 Sq.m (12.16%)

Copy To:

1. The JBA Metal Company,
No. 56-D, Mugalpura Street,
Tiruvannamalai District - 606601.

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

3. The Sub-Registrar,
Mannalurpettai Registrar Office,
Kallakurichi District.

4. The Assistant Director,
Survey Land Records,
Kallakurichi District - 606201.

5. The District Collector,
District Collectorate Office,
Kallakurichi District.

6. The Tahsildar,
Thirukovilur Taluk,
Kallakurichi District.

7. The Assistant Director (Panchayats),
Kallakurichi District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	30150	21/03/2023
2	OSR Fee		
3	Centage Charges	29700.00	08/06/2023
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

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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.