

PP

APPROVAL RECORD

Planning Permission

Survey 280/1 and 3 more

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

48.482 acres

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)

Collectorate Campus, Sivagangai - 630 562.

ROC No. Town and Country Planning / 2022 / TCP

Date : 11/04/2023

From:

Joint Director / Deputy Director / Assistant Director
Collectorate Campus, Sivagangai - 630 562.

To :

The President,
Sakkanthi Panchayat,
Sivagangai Panchayath Union,
Sivagangai Taluk ,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Sivagangai – The Proposal for Residential Layout with an extent of 48.482 acres in S.F.No.280/1,280/2, 280/3,280/4A,280/4B; 283/1,283/3,283/4,283/5,283/6 ; 284/1,284/2, 284/3,284/4, 284/5, 284/6, 284/7, 284/8, 284/9 ; 285/1,285/2 ; 286/1A,286/1B, 286/2, 286/3, 286/4 ,286/5 & 286/6 of Pudupatti Village, Sakkanthi Panchayath, Sivagangai Panchayat Union, Sivagangai Taluk and Sivagangai District -Technical Clearance issued – forwarded for further action.

Ref : 1.Applicants M/s Vruksha promoters,Mr.P.Raja & Mr.A.James online application Ref No. SWP- 0HESOMEN/2023 . Letter, Dated: 26.01.2023

2. The Assistant Director, District Town and Country Planning Office, Sivagangai District, Inspection Report of Online Application No. SWP-0HESOMEN /2023 (Forwarded to DTCP on 15.02.2023.)

3.The Joint Director, Agricultural Department, Sivagangai vide letter No Thi1/190/2023 Dated 23.01.2023

4. The Director of Town and Country Planning Office, Chennai, Letter Roc No.SWP-0HESOMEN /2023-TCP10 dated 07.03.2023 (Road Pattern Issued)

5. Applicant M/s Vruksha promoters,Mr.P.Raja & Mr.A.James Online Application Ref.No. 0HESOMEN/2023 ,dated 27.03.2023 (Gift deed for EB & LB document no.1253/2023 & 1254/2023).

6. The Director of Town and Country Planning Office, Chennai letter no SWP-.0HESOMEN/2023-TCP 10 Dated : 05.04.2023 (Technical Concurrence)

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

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

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

10.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.

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

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

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

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

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

16. Demand Payment Request Letter, Dated: 05.04.2023 (requiring payment of Centage fee and Flag Day)

17. Applicant M/s Vruksha promoters ,Mr.P.Raja & Mr.A.James, Online Application Ref No. 0HESOMEN/2023 dated :06.04.2023, State Bank of India, V.O.C Nagar branch Thanjavur, Demand draft No 095232 Dated 06.04.2023 for Armed Force Flag day fund.(requiring payment of Centage fee and Flag Day)

18.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 layout in Sivaganga district, Sivagangai taluk , Sivagangai Panchayat Union,Sakkanthi Panchayat/Village comprising of S.F.No: 280/1,280/2, 280/3, 280/4A, 280/4B; 283/1,283/3,283/4,283/5,283/6 ; 284/1,284/2,284/3,284/4, 284/5,284/6,284/7,284/8,284/9 ; 285/1,285/2 ; 286/1A ,286/1B, 286/2, 286/3,286/4,286/5 & 286/6 to an extent of 48.482acres -forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 4th cited letter, road pattern for residential layout has been issued by the Directorate on 07.03.2023. Further the applicants M/s Vruksha promoters,Mr.P.Raja & Mr.A.James have gift deed the road, road splay and park areas has been handed over to the local body on 27.03.2023. Hence, this residential layout has been approved with below conditions.

- 1.As per the condition, with reference to the 6th cited letter, the layout has been approved and approved number issued as LP/DTCP No.32 / 2023. and enclosed with 2 set 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 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/ 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 favour 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 .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 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)

6.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.

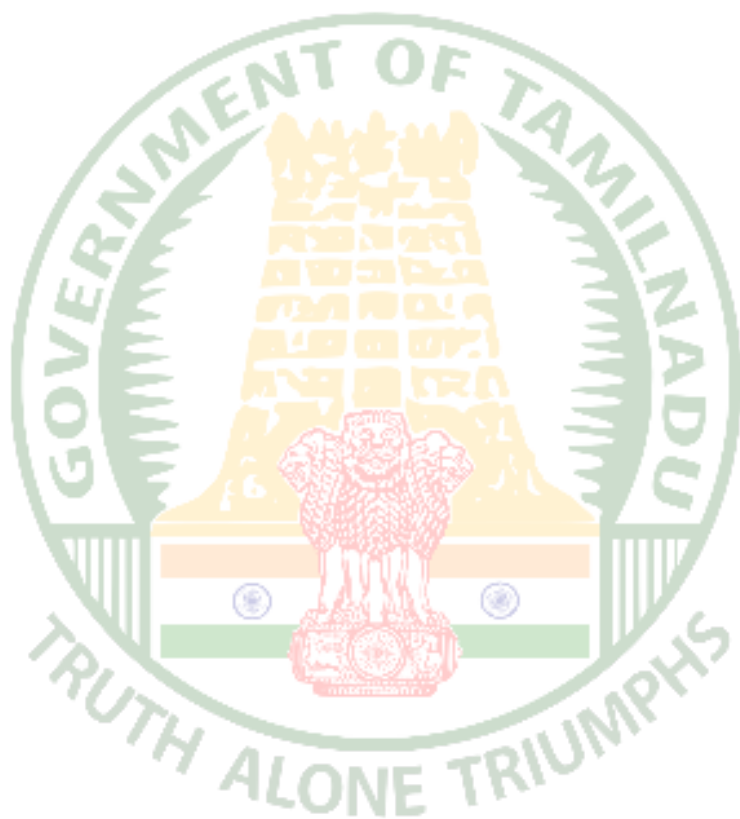
7. As there is a Channel passing through North Eastern part of the site , No objection certificate (NOC) has to be obtained from concerned department for constructing culvert and the same has to be constructed in the site.. Necessary guidelines has to be followed with regard to the development near the water bodies and the Collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for records.

8. As per TNCDBR-2019 the following fee and charges are collected as follows:

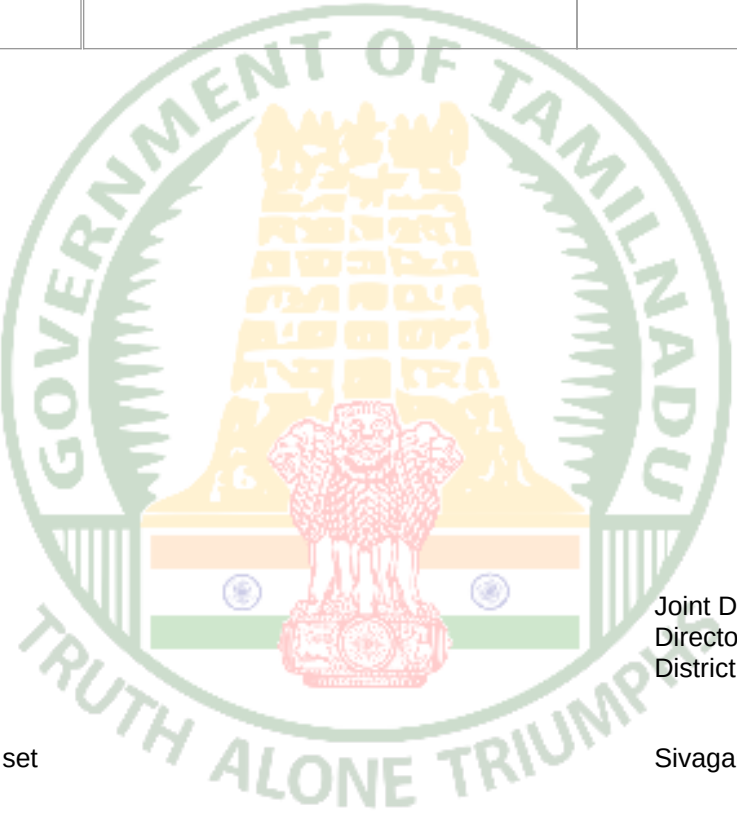
Copy To:

M/s Vruksha promoters, Mr.P.Raja & Mr.A.James,

No 54, 2nd Street,
Parisutham Nagar,
Thanjavur-613007



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	294300	26/01/2023
2	OSR Fee		
3	Centage Charges	249000.00	05/04/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Sivaganga District.

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](#)



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



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
hello@verified.realestate
+91 9996 12 9996

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.

