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Town and Country Planning Department(Planning Permission)

ROC No. IXQ74278

Kajamalai Main Road,
/ 2022 / TCP

Date : 27/07/2022

From:

Joint Director / Deputy Director / Assistant Director

To :

Kajamalai Main Road,
D KANNAN,
NO:90, 2nd CROSS STREET,
PARAMASIVAPURAM

Sir/ Madam,

Sub : Residential Layout - Office of the Joint director of town and country planning, Tiruchirappalli district, Lalgudi taluk/ Panchayat Union, Sembarai Panchayat/Village, Tiruchirappalli district, S.F.No. 121/8A and 55/3A1 extent of 2768 Sqm (0.685 acre) - Technical clearance issued - forwarded for further action - Reg.

- Ref : 1.Applicants Mr.D KANNAN .Letter, IXQ74278, Dated: 14.07.2022
- 2.District Town and country planning Office, Tiruchirappalli District Letter No. IXQ74278 (Road pattern issued on dated: 15.07.2022)
- 3.Collector Tiruchirappalli District NOC, Letter No. mu.mu.a1/14992/2021 Dated: 25.01.2022
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
- 5.Applicants Mr.D KANNAN, Letter, Dated:18.07.2022 (Gift deed document no.3710/2022, dated: 18.07.2022)
- 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: 20.07.2022
Board Fee,).

(requiring payment of Centage Fee, Display

15. Applicant Mr.D KANNAN, Letter, Dated: 21.07.2022 and 26.07.2022 .(Payment of Centage Fee, Display Board Fee,).

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

17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruchirappalli district, Lalgudi taluk / Panchayat Union, Sembarai Panchayat/Village, S.F.No. 121/8A and 55/3A1 extent of 2768 Sqm, (0.685 acre) .

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the joint director of district Town and Country Planning office Tiruchirappalli, on 15.07.2022. Further the applicant Tr.D.KANNAN, has gift deed the road, road splay and local body area, TANGEDCO area has been handed over to the local body on 18.07.2022. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/J.D.T.P(TD)No.84/2022

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 and 17 th 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. 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. 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)

5. 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:

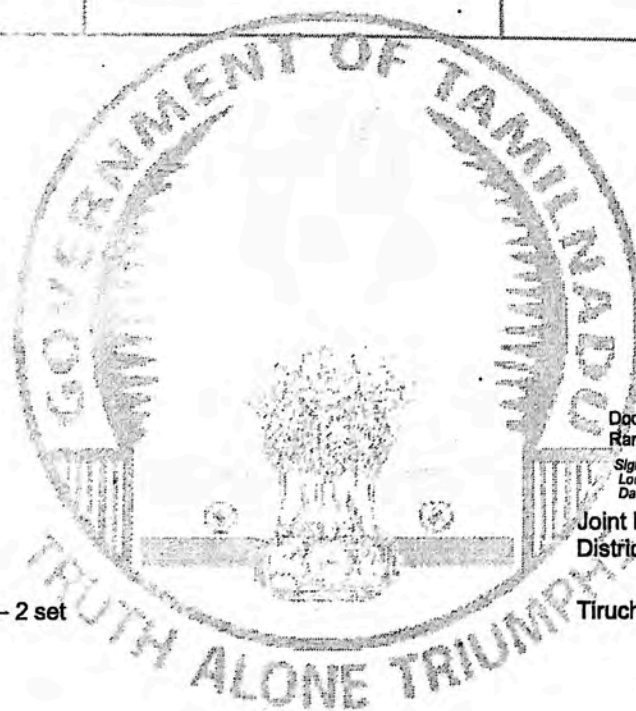
- 1) centage charges- Rs.3300/- (Rupees three thousand three hundred only)
- 2) Display board fee-Rs.1500/- (Rupees Thousand five hundred only)

[Handwritten signature]

ALONE TRIUMPHS

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S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	4152	12/01/0020
2	Centage Charges	3300.00	12/01/0027
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Document certified by Valavanthan
Ramasamy.

Signed by: Joint Director
Location: Tiruchirappalli
Date: 2022.07.27 12:55:12

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

Tiruchirappalli District.

Enclosure

1. Layout original map and Condition – 2 set

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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt : 002001122380
Transaction ID : 9622130709318
Applicant Name : D KANNAN

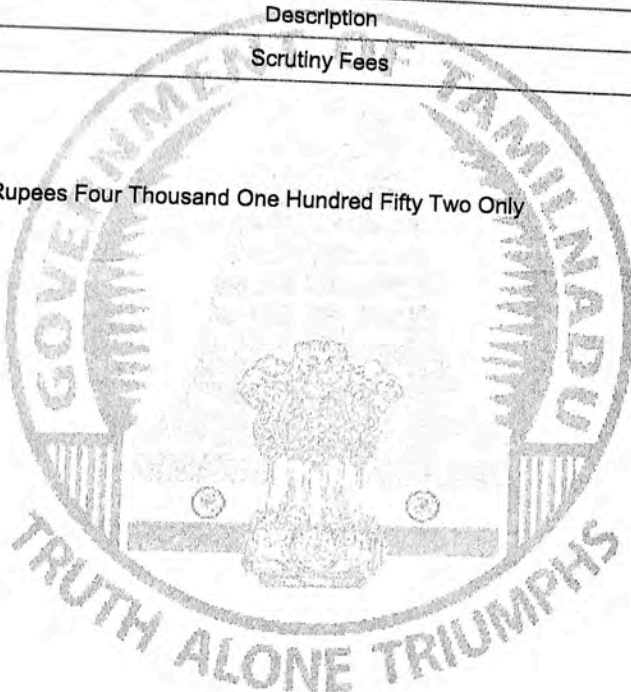
Payment Receipt

Date : 12/01/0020

Purpose

S.No	Description	Amount
1	Scrutiny Fees	4152

Amount In Words : Rupees Four Thousand One Hundred Fifty Two Only



With Regards,
DTCP

[Handwritten signature]

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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Payment Receipt : 002701122380
Transaction ID : 2136509573738
Applicant Name : D KANNAN

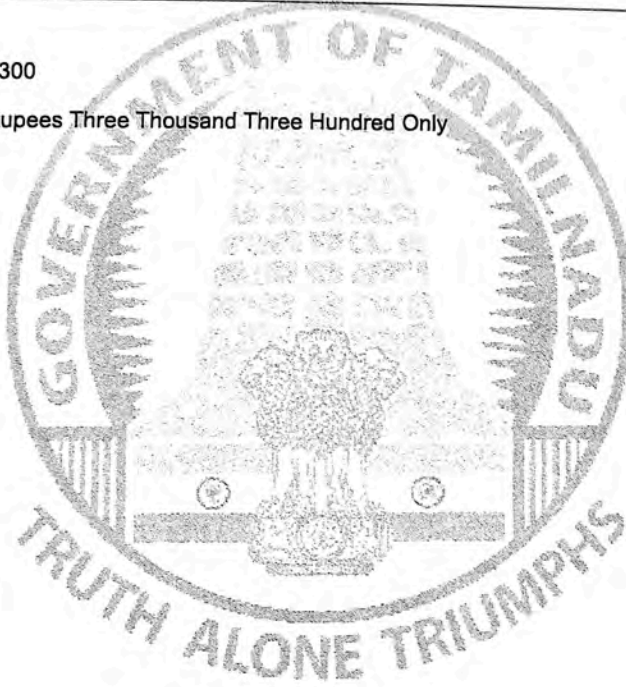
Date : 12/01/0027

Purpose

S.No	Description	Amount
1	Centage Charges	3300.00

Total Amount : 3300

Amount In Words : Rupees Three Thousand Three Hundred Only



W

With Regards,
DTCP

அனுப்புநர் :

தலைவர்,
செம்பரை ஊராட்சி,
பூவானூர் ஒன்றியம்,
இலால்குடி வட்டம்,
திருச்சி மாவட்டம்.

கோப்பு எண் : TRY/SWP-IXQ74278/2380/2022
இணையதள விண்ணப்ப எண் : IXQ74278

ஐயா,

பெறுநர் :

D. கண்ணன்,
No.90, 2வது கிராஸ்,
பரமசிவாரம்,
இலால்குடி,
திருச்சி மாவட்டம்.

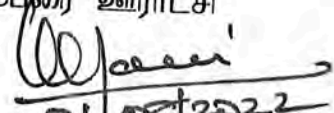
01.08.2022

பொருள் : மனைப்பிரிவு பூவானூர் ஊராட்சி ஒன்றியம் செம்பரை ஊராட்சி சர்வே
எண்கள் 121/8A, 55/3A1 கட்டுப்பட்ட 69 சென்ட் பரப்பளவில்
அமையும் குடியிருப்பு மனைப்பிரிவுகளுக்கான வரைபடத்திற்கு
ஒப்புதல் அளித்து அனுமதி வழங்கப்படுகிறது.

பார்வை :

1. அரசாணை எண் 138 வீட்டுவசதி மற்றும் வளர்ச்சித் துறை நாள் : 04.06.2004
2. மனுதாரர் D. கண்ணன் அவர்களின் விண்ணப்பம் மற்றும் ஆவணங்கள் நாள் 14.07.2022.
3. கிராம ஊராட்சிக்கு தானப்பத்திர எண் மற்றும் நாள் 3093/2022 22.06.2022, 3710/2022 18.07.2022
4. செம்பரை ஊராட்சி மன்ற தீர்மான எண் 268 நாள் 28.07.2022
5. இணை இயக்குநர் மாவட்ட நகர் ஊரமைப்புத்துறை கடிதம் 84/2022 நாள் 27.07.2022

இலால்குடி ஊராட்சி ஒன்றியம் செம்பரை ஊராட்சி சர்வே எண்கள் 121/8A, 55/3A1 கட்டுப்பட்ட 69 சென்ட் பரப்பளவில் அமையும் குடியிருப்பு மனைப்பிரிவு இடத்திற்கு ம.வ./ந.ஊ.இ.இ.(திமா) எண் 84/2022 என எண்ணிடப்பட்டு பார்வை 1-ல் காணும் நகர் ஊரமைப்பு இணை இயக்குநர், திருச்சிராப்பள்ளி மண்டலம் ம.வ./ந.ஊ.இ.இ.(திமா) எண் 84/2022 தெரிவித்துள்ள நிபந்தனைகளின் அடிப்படையிலும் பார்வை 1-ல் காணும் அரசாணையின்படியும் மேற்படி இடத்திற்கான நில பயன் மாற்றுக்கட்டணம் சந்தை மதிப்பில் மனுதாரரிடமிருந்து பெற்றுக்கொண்டதின் அடிப்படையிலும் 1 முதல் 11 மனைகள் மட்டும் அங்கீகாரம் அளித்து இதன் வழி உத்தரவிடப்படுகிறது.

தலைவர்
செம்பரை ஊராட்சி

01/08/2022

K. மணி, B.Sc., M.Ed.,

தலைவர்

இணைப்பு : மனைப்பிரிவு வரைபடம் மற்றும் நிபந்தனைகள். செம்பரை ஊராட்சி,

Cell : 9944279673

நகல் :

1. மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருச்சிராப்பள்ளி.
2. சார்பதிவாளர் அலுவலகம், இலால்குடி.
3. ஊராட்சி ஒன்றியம், பூவானூர்.
4. இணைப்பு DD No. 361248/01. 08.2022



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