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Town and Country Planning Department(Planning Permission)

ROC No. MI34AY06/1895

/ 2022 / TCP

Date 29/08/2022

From

Joint Director / Deputy Director / Assistant Director

To :

THENMOZHI,
NO-19, SHANKAR ABODES,
SHESHAPURAM,

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of town and country planning - S.F.No .135/11A2,
135/11D2A, - Olaiyur Village- Manikandam Panchayat Union -SrirangamTaluk -Tiruchirappalli District - 9707
sqm - Extent - Technical clearance issued - forwarded for further

Ref : 1.Applicants Mr.THENMOZHI Letter MI34AY06/1895/2022 Dated: 14.07.2022

2.District Town and country planning Office,Tiruchirappalli District Letter No. MI34AY06/1895/2022 .(Road
pattern issued on dated: 13.08.2022).

3.Joint Director Agriculture department, Letter No. OO2/6732/2022 Dated: 07.06.2022

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

5.Applicants Mr.THENMOZHI Dated: 19.08.2022 .(Gift deed document no4740/2022, dated:18.08.2022).

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 WaterSupply,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

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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: 22.08.2022 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15. Applicants Mr.THENMOZHI Dated: 23.08.022.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

16. 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 S.F.No .135/11A2, 135/11D2A, Olaiyur Village, Manikandam Panchayat Union , Srirangam Taluk , Tiruchirappalli District - 9707 sqm Extent

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the applicant Tr. has gift deed the road, road splay and park areas has been handed over to the Olaiyur local body on 18.08.2022. 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 100/2022 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. 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:

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout 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 Layout 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 Layout 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 Layout Plan.

6. The hollowed part of the layout 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/ Layout. 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.a) 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.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout 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 layout.

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 layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the 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.

Joint Director/Member Secretary,

District Town and Country Planning Office,

Thiruchirapalli 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.

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S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee		
2	OSR Fee	14568	12/01/0020
3	Centage Charges	800187	19/08/2022
4	Development Charges	11400.00	23/08/2022
5	Display Board Charges		
6	Satellite town charge	1500.00	23/08/2022

Document certified by Valavanthan
Ramasamy.

Signed by: Joint Director
Location: Tiruchirappalli
Date: 2022.08.19

Enclosure

1. Layout original map and Condition - 2

Joint Director/Deputy Director(i/c)

Tiruchirappalli District.

அனுப்புநர்:

தலைவர்,
முடிகண்டம் ஊராட்சி,
மணிகண்டம் ஊராட்சி ஒன்றியம்,
திருச்சிராப்பள்ளி.

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பெறுநர்:

திருமதி. தேன்மொழி,
W/O M.இளமுருகன்
எண்:19, சங்கர் அபோட்ஸ்,
சேஷாபுரம், தென்னூர்,
திருச்சிராப்பள்ளி-620017.

பொருள்: மணிகண்டம் ஊராட்சி ஒன்றியம், முடிகண்டம் ஊராட்சி
ஓலையூர் கிராம சர்வே எண்: 135/11A2, 135/11D2A, 2.40
ஏக்கர் பரப்பளவில் அமையும் “புஷ்பம் நகர்” குடியிருப்பு
மனைபிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்ட
மனைபிரிவிற்கு நகர் ஊரமைப்பு கோப்புஎண்:
MI34AY06/1895/2022திமா3, ம.வ./ந.ஊ.இ.இ(தி.மா)எண்:
100/2022 ன் படி அனுமதி வழங்கி உத்தரவிடுதல்
தொடர்பாக.

- பார்வை: 1. அரசாணை எண்: 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர்
வழங்கல் துறை நாள்: 04.02.2019 மற்றும் அரசாணை எண்:
16 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை
நாள்:31.01.2021
2. தானபத்திரஆவண எண்:4740/2022,4741/2022 நாள்: 18.08.2022
ஊராட்சிக்கு தான பத்திரமாக ஒப்படைக்கப்பட்டுள்ளது.
3. பூங்கா(நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களின்
சுற்றறிக்கை, கடிதம்ந.க.எண்.1895/2022திமா3, நாள்:29.08.2022ன்
படி 3038.57ச.மீ +38.19ச.மீ பூங்கா, சாலை மற்றும் புல்வெளி,
மின்உற்பத்தி மற்றும் பகிர்மான கழகம் ஆகிய இரு
பரப்பிற்கான அரசு வழிகாட்டு மதிப்பீட்டின் படி கட்டணம்
அரசு கணக்கு தலைப்பில் மனுதாரரால் செலுத்தப்பட்டு
உள்ளது.
4. மாவட்ட நகர்ஊரமைப்பு இணை இயக்குநர், திருச்சிராப்பள்ளி
அவர்களின் சுற்றறிக்கை ந.க.எண்: 100/2022 நாள்:29.08.2022

மணிகண்டம் ஊராட்சி ஒன்றியம், முடிகண்டம் ஊராட்சி, ஓலையூர்
கிராம சர்வேஎண்: 135/11A2, 135/11D2A, 2.40 பரப்பில் “புஷ்பம் நகர்”
குடியிருப்பு மனைபிரிவிற்கு தொழில்நுட்ப ஒப்புதல் அளித்து நகர் ஊரமைப்பு
கோப்புஎண்: MI34AY06/1895/2022திமா3, ம.வ./ந.ஊ.இ.இ(தி.மா)எண்:
100/2022 ன் படி ஒப்புதல் வழங்கப்பட்டுள்ளது.

மேற்படி மனைப்பிரிவில் கண்டுள்ள சாலை மற்றும் ஊராட்சிக்கான இடம் தானபத்திர ஆவண எண்: 4740/2022,4741/2022 நாள்: 18.08.2022 தேதியன்று முடிகண்டம் ஊராட்சி தற்கால பிரதிநிதி ஊராட்சிமன்றதலைவர் பெயரில் ஊராட்சிக்கு ஒப்படைப்பு செய்யப்பட்டுள்ளது. இதன் பெயரில் முடிகண்டம் ஊராட்சி மன்றத் தீர்மானஎண்: 312 நாள்: 30.08.2022 மேற்படி மனைப்பிரிவிற்கு அனுமதி அளிக்க ஒப்புதல் அளிக்கப்பட்டுள்ளது.

அரசாணை எண்: 79 வீ.வ.(ம) ந.வ.துறை, நாள்:04.05.2017ன் படி இந்த உத்தேச மனைப்பிரிவிற்கு முடிகண்டம் ஊராட்சி நிலப்பயன் மாற்ற கட்டணமாக 1899 ம் ஆண்டு இந்திய முத்திரைச் சட்டம் (மத்தியச் சட்டம் 2/1899) உட்கூறு AA பிரிவு 47ன் கீழ் சந்தை மதிப்பில் 3 விழுக்காடு நிர்ணயம் செய்து மனுதாரரிடமிருந்து **Indian Bank** தில்லைநகர் கிளையிலிருந்து வங்கி வரைவோலை எண்:198977/03.09.2022ன் படி ரூ.3,15,965/- அரசு தலைப்பில் செலுத்தப்பட்டதன் அடிப்படையில் மனைப்பிரிவிற்கு அங்கீகாரம் அளிக்கப்படுகிறது.

S. W. S. / 5/09/22
தலைவர்
முடிகண்டம் ஊராட்சி
மனைப்பிரிவு ஒன்றியம்



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