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81
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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettal road, tiruvannamalai-606 601

ROC No. QT1DDL7S

/ 2022 / TCP

Date : 27/09/2022

From:

Joint Director / Deputy Director / Assistant Director
No-27, Manalurpettal road, tiruvannamalai-606 601

To :

K. Abitha,
No.2/236, Mettu Street,
Kalpattu Village,
Villupuram District- 605 302

Sir/ Madam,

Sub : District Town and Country Planning office Tiruvannamalai District –
Residential Layout – Formation to an extent of 0.74 Acres in the Land Bearing S.F.No. 77/2C, 77/2D1 of Nochimalai Village of Tiruvannamalai Taluk of Tiruvannamalai District – Technical Clearance / Concurrence/ Planning Permission issued- Forwarded for further action – Reg.

Ref :

1. Application (Reference no.QT1DDL7S) received through single Window Portal from Mrs.K.Abitha Letter, Dated: 16.09.2022
2. Road pattern Plan approved by the District Town and Country Planning Office, dated:22.09.2022
3. Letter Roc NO.19799/2020, Dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4. Gift deed document No. 12351/2022 , dated:24.09.2022 Uploaded by the applicant Mrs.K.Abitha dated:27.09.2022
5. G.O.Ms.No.138, Housing and Urban Development Department, Dated:04.06.2004
6. Go.Ms.No.79, Housing and Urban Development Department, Dated:04.05.2017
7. G.O.Ms.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019, GO.Ms.No.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
8. G.O.Ms.No.141, Housing and Urban Development Department, Dated:16.07.2022
9. G.O.Ms.No.181, Department of Municipal Administration and Water Supply, Dated:09.12.2020
10. Government Letter No.19113/Nov4(3) /2017-1, Housing and Urban Development Department, Dated:30.08.2017
11. Letter Roc.No.13686/2017/LA1, Dated:08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
12. Letter Roc.No.320/2022/TCP3, Dated:07.01.2022 of Commissioner of Town and Country Planning, Chennai (Circular)
13. Demand raised for payment of centage charge and display board charges respectively dated: 27.09.2022
14. Payment of Centage and display board charges received from the applicant respectively on 27.09.2022
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

Applicants in the reference first cited submitted the proposal for the approval of Residential Layout bearing of S.F.No. 77/2C, 77/2D1 of Nochimalai Village of Tiruvannamalai Taluk of Tiruvannamalai District with an extent of 0.74 Acre. The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Centage charges and Display board charge vide reference 14th cited above, the technical concurrence is issued to the mentioned layout subject to the following conditions:

1. The Technical Concurrence is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Tiruvannamalai District -LAYOUT No.209/2022.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for

information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 80% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 7th , 8th and 9th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under 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 to comply the said provisions.
5. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1,000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 6th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development -

60 other Urban Development Schemes -

800 other Receipts -

AS Receipts under Land Use Conversion Charges-

227 Non Taxation fees -

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

6. The fees/charges collected from the applicant are as follows:

Scrutiny Fee: Rs. 4,492/-

OSR Charges : Rs. 14,671/-

Centage Charges: Rs 6,600/-

Display board Charges: Rs.10,000/-

7. Layout

Total Extent : 0.29.72 Hectare (32234.5 Sq.ft)

Road Area : 549.83 Sq.m

Land Allotted for local body : 13.10 Sq.m (0.54%)

Land allotted for TANGEDCO : 12.90 Sq.m (0.53%)

No of plots required : 21

No of plots allocated : 21

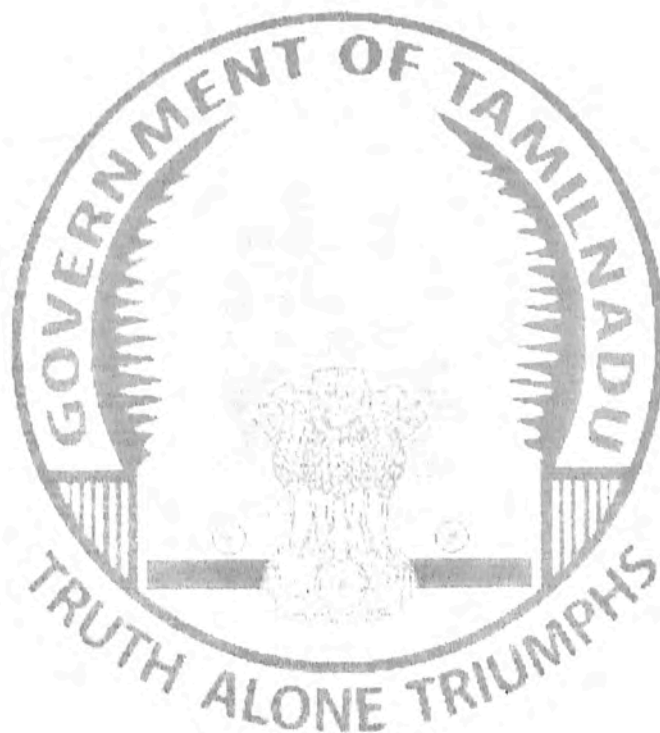
Tiruvannamalai District.

Assistant Director ,
District Town and Country Planning Office,

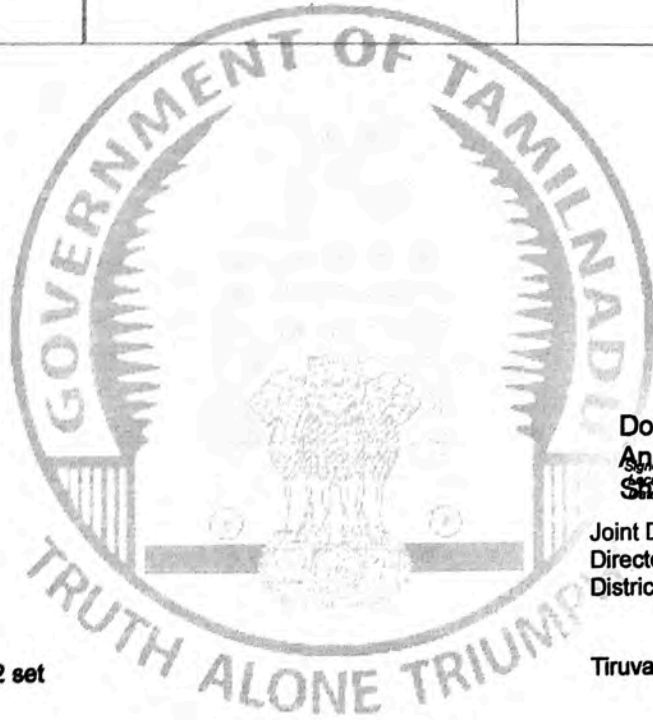
To:

1. The President
Nochimalai Village Panchayat.
Tiruvannamalai District.
2. K.Abitha,
No.2/236, Mettu Street,
Kalpattu Village,
Villupuram District- 605 302.
3. Thasildar concerned (TamilNilam).
Tiruvannamalai Taluk Office,
Tiruvannamalai District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4492	16/09/2022
2	OSR Fee	14671	27/09/2022
3	Centage Charges	6600.00	27/09/2022
4	Development Charges		
5	Display Board Charges	10000.00	27/09/2022
6	Satellite town charge		



Document certified by

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

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

Tiruvannamalai District.

Enclosure

1. Layout original map and Condition – 2 set

திருவண்ணாமலை ஊராட்சி ஒன்றியம், நொச்சிமலை வருமாய் கிராமம், நொச்சிமலை ஊராட்சி மன்ற தலைவர் அவர்களின் செயல்முறைகள் முன்னிலை : A.காசியம்மாள் ஆறுமுகம் ஊராட்சி மன்ற தலைவர்

நாள்: 2022

பொருள் : மனைப்பிரிவு - மாவட்ட ஊரமைப்பு அலுவலகம், திருவண்ணாமலை, திருவண்ணாமலை வட்டம், நொச்சிமலை கிராமம், சர்வே எண்.77/2C, 77/2D1 ல் ஏக்கர் 0.74-ல் ஸ்ரீகெஜலட்சுமி நகர் குடியிருப்பு மனைப்பிரிவுக்கு அனுமதி தொடர்பாக மனை எண்கள்.1 முதல் 21 வரை மனைகள் விற்பனை செய்ய ஒப்புதல் அளித்தல் சார்பு.

- பார்வை
1. மனுதாரர் விண்ணப்பம்
 2. அரசாணை எண்.79 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி (நவ4(3) துறை நாள்.4.6.2004
 3. அரசாணை எண்.181 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி (நவ4(3) துறை நாள்.9.12.2020
 4. தலைவர் நொச்சிமலை ஊராட்சி திருவண்ணாமலை அவர்களின் தீர்மான எண். நாள் .2022
 5. திருவண்ணாமலை மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் அவர்களின் DTCP No.209/2022 நகல்

மேற்படி பொருள் மற்றும் பார்வைக்கிணங்க திருவண்ணாமலை மாவட்டம் & வட்டம், சோ.கீழ்நாச்சிப்பட்டு கிராமம், சர்வே எண்.77/2C, 77/2D1-ல் ஏக்கர் 0.74-ல் குடியிருப்பு மனைப்பிரிவுக்கு ம.வ.ந.ஊ.உ.அ (தி.மலை) எண்.209/2022 என எண்ணிடப்பட்டு தொழிற்நுட்ப அனுமதி வழங்கப்பட்டுள்ளது. மேலும் ஊராட்சிக்கு சாலைகள், மூலை முடுக்குகள் மற்றும் மின் மாற்றி அமைவிடம், மேல்நீர்தேக்கதொட்டி அமைவிடம் ஆகியவைகள் தானமாக ஒப்படைக்கப்பட்டுள்ளது.

எனவே DTCP APPROVAL No.209/2022 என்ற அனுமதி எண் மூலம் வழங்கப்பட்டுள்ள தொழிற்நுட்ப மனைப்பிரிவு வரைப்படத்தில் உள்ள மனை எண்கள். 1 முதல் 21 வரை மனைகளுக்கு அரசாணை எண்.79 வீட்டுவசதி மற்றும் நகர்புற வளர்ச்சி துறை 4-5-2017-ன்படி நொச்சிமலை ஊராட்சி அமைப்பு நிலபயன் மற்றும் கட்டணம் 3 விழுக்காடு தொகை ரூபாய்.3700/- (மூன்றாயிரத்து ஏழு நூறும்) மற்றும் கூராய்வு (Scrutiny) கட்டணம் ரூபாய்.1000/- ஆகியவைகளை நொச்சிமலை கிராம வங்கி கணக்கு எண்.053601000023313-ல் செலுத்தப்பட்டுள்ளது அதனை தொடர்ந்து மனை எண்கள்.1 முதல் 21 வரை உள்ள மனைகளுக்கு தொழில்நுட்ப இசைவு அளிக்கப்பட்டு இறுதி ஒப்புதல் அளித்து பஞ்சாயத்து மூலமாக உத்தரவிடப்படுகிறது.

எனவே மேற்படி மனைப்பிரிவு மனைகளை பத்திரம் பதிவு செய்துக்கொள்ள இதன் மூலம் ஒப்புதல் அளிக்கப்படுகிறது.

A.காசியம்மாள்

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தலைவர்
நொச்சிமலை ஊராட்சி



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