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(104).

Town and Country Planning Department(Planning Permission)

Kallakurichi

ROC No. K.KURICHI / 8AQTN3LX / / 2022 / TCP Date 23/09/2022

From

Joint Director / Deputy Director / Assistant Director
Kallakurichi

To :

Panchayat President,
Puthrampattu Panchayat,
Sankarapuram Panchayat Union.

Sir/ Madam,

Sub : Residential Layout - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District - Sankarapuram Taluk - Sankarapuram Panchayat Union - Puthrampattu Panchayat / Village Comprasing of SF No. 53/1, 53/2A, 53/3 - Extent of 0.90 Acres (or) 3654 Sqm. -

Ref :

1.Applicants Thiru.Amunudeen and Thiru. Mubarak, Online Application No. 8AQTN3LX / 2416 , Dated: 15.07.2022

2.District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 01.09.2022.

3.Joint Director Agriculture department, Letter No. A3/7132/2022. Dated: 18.08.2022

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

5.Applicants Thiru.Amunudeen and Thiru. Mubarak Letter, Gift deed document no.2582/2022, dated: 05.09.2022.

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.

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: 13.09.2022.(requiring payment of Centage Fee and Flag Day Fund).

15.Applicants Thiru.Amunudeen and Thiru. Mubarak Letter, Dated: 13.09.2022 .(Payment of Centage 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 Kallakurichi District

Sankarapuram Taluk, Sankarapuram Panchayat Union, Puthrampattu Panchayat / Village comprasing of S.F.No. 53/1, 53/2A, 53/3 to an extent of 0.90 acres (or) 3654 Sqm.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, Kallakurichi District Town and Country Planning on 01.09.2022. Further the applicant has gift deed the road, road splay areas has been handed over to the local body on . 05.09.2022. 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 SWP / DTCP / KALLAKURICHI / LAYOUT No.006/2022. 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 Tahsildar 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 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:
Scrutiny Charges - Rs. 5481.0. Dated: 09.08.2022.
OSR Charges – Rs. 8142.0. Dated: 06.09.2022
Centage Charges - Rs. 6600.0. Dated: 13.09.2022

Enclosure.

Layout Original Map and Condition - 2 sets and

Gift deed (Executive Officer) document no. 5086/2022, dated: 07.09.2022 (Original) and Gift deed (TANGEDCO) document no.5087/2022, dated: 07.09.2022.

Copy To.

1.Thiru.Amunudeen and Thiru. Mubarak,
North Street, Ravuthanallur Madura Pudupettai Village,
Sankarapuram Taluk,
Kallakurichi - 606402-1 Set

2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. -1 Set

3.Sub-Register,
Vadaponparapi Register Office,
Kallakurichi District. -1 Set

4.Assistant Director,
Survey Land Records, Kallakurichi. -1 Set

5.Tahsildar,
Sankarapuram Taluk,
Kallakurichi District. -1 Set.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	5481	12/01/0026
2	OSR Fee	8142	06/09/2022
3	Centage Charges	6600.00	13/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
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Document certified by R.Rani.

Signed by: Assistant Di[illegible]r
Location:Kalla[illegible]richi
Date:2022.09[illegible]17[illegible]4

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

Kallakurichi District.

Enclosure

1. Layout original map and Condition – 2

தீர்மான நகல்

2022 ம் வருடம் அக்டோபர் மாதம் 06 ம் தேதி வியாழக் கிழமை காலை / மாலை / முற்பகல் / பிற்பகல் 10.00 மணிக்கு புத்திராம்பட்டு ஊராட்சி மன்றத்தில் நடைபெற்ற சாதாரண / கிறப்பு / அவசரக் கூட்டத்தின் நடவடிக்கை நகல்.

முன்னிலை தலைவர் : ஆ. கலையரசு.

வருகை தந்த = முப்பினர்கள்

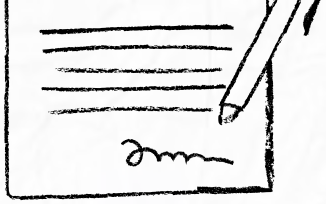
வ. எண்	பொருள்	தீர்மானம்
1	2	3
	82. சங்கராபுரம் ஊராட்சி ஒன்றிம் புத்திராம்பட்டு ஊராட்சி சர்வே என் 53/1, 53/2A, 53/3-0.90 ஏக்கர் அல்லது 3654 சதுர மீட்டரில் அமைந்துள்ள ஜாபர் நகர் புதிய மனைப்பிரிவிற்கு மனை எண்கள் 01 முதல் 22 வரை உள்ள மனைகளுக்கு புதிய மனைப்பிரிவின் ஒப்புதல் வழங்கும் பட்டத்தின்கீழ் மேற்படி நகரில் உள்ள மனைகளுக்கு ஒப்புதல் வழங்க மன்றம் அனுமதித்தல்.	82. ஏக மனதாக அனுமதிக்கப்பட்டது.

(உண்மை நகல்)

P. கலையரசு
தலைவர்
தலைவர்
புத்திராம்பட்டு ஊராட்சி மன்றம்

இடம் :

தேதி :



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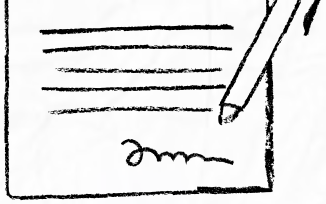

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