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Layout Application - Final Approval Letter

Roc No: 16.12.2024/Osur /VP/Resulation No : 68

Date: 12/7/24 2:01 PM

From:

Village Panchayat

Osur

To :

MR . S BALABASKARAN,
NO : 6 , VELMURUGAN STREET,
SIVAGANAPATHI NAGAR ,
Agarakottalam,
Sankarapuram,
Puduchery.

Online Application Number: IED2QLD6

Sir/ Madam,

Sub :

Residential Layout - Village Panchayat Office, Tiruvannamalai District - Vandavasi Taluk / Panchayat Union
- Osur Village / Panchayat - Tiruvannamalai district in S.F. Nos :
373/22 , 373/23 , 373/24 , 373/25 , 373/26 , 373/27 , 373/33 & 373/34
and the extent of 0.90.50 Hectare (2.22 1/2 Acres) - Technical clearance issued - Layout Plan Approved Issu - Reg.

Ref :

1.Applicants Mr . S BALABASKARAN Letter, Dated:
2.District Town and country planning Office, Tiruvannamalai District , Letter No. IED2QLD6 / 2024 . (Road pattern issued on
dated: 26.11.2024).
3.Joint Director Agriculture department, Letter No. E3/9184/2024 , Dated: 18.11.2024.
4.Circular from the Director of Town and Country Planning, Roc. No : 19799 / 2020, Dated: 24.12.2020.
5.Applicants Mr. S BALABASKARAN Letter, Dated: 29.11.2024 .(Gift deed document No: 5816/2024 , dated: 29.11.2024).
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: 26.11.2024 & 30.11.2024 . (requiring payment of Centage Fee,
Display Board Fee, OSR Guideline Value
Fee and Flag Day Fund).
15.Applicants Mr. S BALABASKARAN Letter, Dated: 30.11.2024 .(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 Tiruvannamalai District ,
Vandavasi Taluk /
Panchayat Union , Osur Village / Panchayat , Tiruvannamalai district in S.F. Nos : 373/22 , 373/23 , 373/24 , 373/25 , 373/26 ,
373/27 , 373/33 &
373/34 and the extent of 0.90.50 Hectare (2.22 1/2 Acres).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 26.11.2024 .
Further the applicant
Mr. S BALABASKARAN has gift deed the road, road splay and park areas has been handed over to the local body on
29.11.2024 . 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 / Tiruvannamalai District -
Layout No:
481/2024 . and enclosed with 2 set of original

Body:

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 of 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:

Payment Details
Estimation Fees : 4635
3% Land Conversion Charges:17846
Plot Development Charges :61000

Village

Signature valid
Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.12.07 14:01:10



our services doesn't just end there

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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