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Layout Application - Final Approval Letter

Roc No: 1/VP/227922/SWP/LAYOUT/YR27YZ59/2024

Date: 11/25/24 7:17 PM

From:

Village Panchayat

VAZHAVANTHI

To :

Sukumar E Rajeshwari S Somasundaram M
(Power of Attorney / Lease Holder As Per Yercaud SRO Doc. No: 55/2017),
S/O. Ekambaram, Plot no: 20, Sowdambika nagar, Dasanaickenpatti, Salem, Dasanaickenpatti, Salem, Salem-636201.

Online Application Number: YR27YZ59

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 18.90 Acre (76500.00 Sq.m)- Comprised in SF.Nos. 95/2A3, 95/4C, 95/5 and 95/6 - Puthur Village and Valavandhi Panchayat –Yercaud Panchayat Union – Yercaud Taluk - Salem District - Technical Concurrence issued - Vazhavanthi Village Panchayat Council permission/approval accorded – Reg.

Ref :

1. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No: SLM/YR27YZ59/20091/2023/TCP, Dated.19.12.2023.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 05.10.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. YR27YZ59 /2023 / TCP4, (LP / DTCP No. 79/ 2024) dated 28.10.2024
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
6. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No: YR27YZ59/2023/TCP4, (Gift deed document No:1738/2024 and 1737/2024, Dated.16.10.2024 (LOCAL BODY) &(TANGEDCO).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated04.02.2019 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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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: 29.10.2024 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No:YR27YZ59/2023/TCP4, Dated.29.10.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on 06.11.2024.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
Ref : 18. Chief Engineer, Agricultural Engineering Department, Letter No.()1/24630/2023, Dated: 05.07.2023.
19. Joint Director Agricultural Department, Salem District Letter No.E2/470/2024, Dated:29.04.2024.
20. Minutes of AAA committee resolution No.2, Dated: 20.07.2024 and Assistant Director, Salem District Town and Country Planning office, Letter Roc. No.1129/2012 SD-3, Dated:19.06.2024.
21. Principal Chief Conservator of Forests, Tamil Nadu Forest Department, Chennai Letter Ref. K.Dis. No. TS4/21237/2023,Dated:09.11.2023.
22. Deputy Director, Department of Geology and Mining, Letter Roc.No.706/2023/ Mines-C, Dated: 09.06.2023.
23. Revenue Divisional Officer, Salem District, NOC. Roc. No.8637/2023/A3, Dated:14.12.2023.
24. Tashildar, Yercaud Salem District, NOC. K.Dis. No.1000/2018 (A2),Dated:14.06.2018.
25. Assistant Engineer, Highways, () , Yercaud, Letter Roc. No.O2/2024/2, dated: 24.04.2024.
26. Director of Town and country planning, Chennai, Extract of the 83rd HACA Meeting Minutes for Agenda No.06, dated:29.08.2024.
27. Tamil Nadu Gazette No.28, dated.10.07.2024.
28. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
29. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department(Planning Permission) ROC. No. LM/YR27YZ59/20091/2023/TCP/2024/TCP, Dated. 07/11/2024
30. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Local Body LAYOUT Application Office Ref No: 1/VP/227922/SWP/LAYOUT/YR27YZ59/2024, Dated.24.11.2024. (Payment of Layout Approval Fees and Layout Inspection on 23.11.2024 (As per Transaction id: 4cad8bac-6129-4bc2-8d81-24ff26541417) and Payment of 3% Market Land Value Land Conversion Charges on 24.11.2024 (As per Transaction ID : BY TRANSFER /IMPS/P2A/432921040119/ /VAZHAVANTHI).
31. VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL Resolution No: 151/5, Dated: 18.11.2024 (In The Presence of The President of VAZHAVANTHI VILLAGE PANCHAYAT Mrs. Pappu Venkatachalam and along with 8 Village Panchayat ward Members of the VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL)

Body:

ORDER:-
In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District in the Ref 29th cited, it seems that the Layout Proposal application from Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram in ref 1st cited seeking technical clearance for proposed formation of Residential Layout to an extent of 18.90 Acre (76500.00 Sq.m). in the land bearing S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 of Puthur Village and Valavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 1738/2024, (gifted to Local Body) and 1737/2024 (gifted to TANGEDCO), Dated:16.10.2024 as in ref 6th cited from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 79/ 2024 by Director of Town and Country Planning, subject to the following general conditions and special conditions.

Layout Details:
1. Layout Extent - 18.90 Acres or 76500.00Sq.m.
2. No of Plots Allotted -207 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos:5805.82Sq.m (21-29, 62-75, 89-93,95-104, 138-141, 144-147, 156-167, 170-184, 186-189, 193-203) (10.02%).

Public Purposes Gifted to Local body:
i) Layout Roads including Splay : 18536.18Sq.m.
ii) Building Prohibited Area : 2960.54 Sq.m(5.11%)
iii) Public purpose for Local body : 308.26Sq.m. (0.53%)
iv) Public purpose for Tangedco : 418.74Sq.m. (0.72%)
v) Park-1 :591.91Sq.m Park-2: 1556.16 Sq.m Park-3 : 1413.66 Sq.m Park-4 :1489.57 Sq.m Park-5 :1303.01Sq.m Total Park Area : 6354.30Sq.m (10.96%)
vi) Shop-1 : 258.10 sq.m Shop-2 :273.45sq.m Total Shop Area : 486.05Sq.m (0.84%)

And the approval For the Same Layout as detailed above has been accorded in the Vazhavanthi Village Panchayat Council Meeting held on 18.11.2024 through the Resolution No: 151/5, Dated: 18.11.2024 that has been passed unanimously.

1. According to the ordinance in References,
i) Layout Approval Fees For 207 plots that is technically Concurred by SALEM DTCP in Ref 3rd Cited as a Sum of Rs.2,07,000/- is Paid through ONLINE CHALLAN Payment Transaction ID : 4cad8bac-6129-4bc2-8d81-24ff26541417, Dated. 23.11.2024.
ii) Layout Inspection Fees for 25 No of Roads, 5 No. of Parks, 1 No. TANGEDCO Land and 1 No. Land for Local Body Totalling to 32 Nos. as a Sum of Rs.16,000/- is Paid through ONLINE CHALLAN Payment Transaction ID: 4cad8bac-6129-4bc2-8d81-24ff26541417, Dated. 23.11.2024.
Accounts Totally to Rs.2,23,000/-
And
iii) As On 24.11.2024, the 3% Market Land Value of the Lands which comes under same land category as with S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 in the 61.Puthur Village as Land conversion charges for 18.9 Acre of Land in the land bearing S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 of 61.Puthur Village of Vazhavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District amounting to Rs.4,27,500/- is Paid through Transaction ID : BY TRANSFER /IMPS/P2A/432921040119/ /VAZHAVANTHI, Dated. 24.11.2024.
Which sums to OverAll Total of Rs.6,50,000/- and is been received as in ref 30 cited in the Primary SNA Account of VAZHAVANTHI VILLAGE PANCHAYAT OFFICE-227922 in Account Number: 7388282335 As on 23.11.2024 and 24.11.2024 Respectively.
Therefore, Subject to Specific Conditions, Salem District, Yercaud Panchayat Union, Vazhavandhi Village Panchayat , extent of 76500.00 Sq.m in the Land Bearing S.F.No: 95/2A3, 95/4C, 95/5 and 95/6 of 61.Puthur Village of Vazhavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District Residential Layouts comprising of 207 Plots (As mentioned in the Technical Concurred Layout Plan in Ref 3rd Cited and As per the Land Conversion Charges Paid in ref 30th cited) has been Approved and Also It is hereby ordered to grant Approval for the above mentioned Residential Layout subject to the following General conditions, Special Conditions and Layout Conditions.

General Conditions:
The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection, the applicant was directed to handover the portion of land ear marked for roads, public purposes meant for local body, Park Purposes and TANGEDCO Usages vide under reference 3rd cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charges and Development Charges vide under reference 15th and 16th cited above, the Technical Concurrence is issued vide under reference 3 cited to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is PLANNING PERMISSION NO: YR27YZ59 /2023 / TCP4, (LP / DTCP No. 79/ 2024) dated 28.10.2024. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to the The President, Valavandhi Panchayat, Yercaud

amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads which are to be donated to the Local Body Administration Concerned, the Land Area for the same has been with the document no: 1738/2024 Dated: 16.10.2024 registered at the Yercaud Sub-Registrar Office.

4. And it is the Responsibility of the The Applicant/ Owner/ Developer to Lay Roads like as indicated on the approved Road Plan in Ref 2nd cited and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights that has to be provided as per the Norms and standards specified by the DTCP and Local body respectively and also to provide Public Open Space area, Parks and Area for TANGEDCO Usage in its necessary standard Form And to be surrendered in Fulfilled Form to the Local Body Administration i.e.,VAZHAVANTHI VILLAGE PANCHAYAT ADMINISTRATION. And After Completely Surrendering to the Local Body, The Standard of the Surrendered Roads, Basic Amenities, Open Space Area and Parks has to be Inspected and Verified by the Assistant Engineer Of the Yercaud Panchayat Union Office and The Block Development Officer (V.P.), Yercaud And then it is to be certified for its standard of Usage for the specified Purpose to fulfill the part of The applicant/owner/developer contribution to the Local Body as per the Norms / regulations in force. And the same has to be followed up by the Concerned Local Body Administration.

5. The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval. (Done as per ref 6th Cited)

6. 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).

7. After the approval of the local body, 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 appropriate action/information.

8. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.

9. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

10. The Local authority shall accord permission duly following the rules/ regulations/ orders issued from time to time under the respective rules.

11. 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 the office of Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department (Planning Permission) for record.

Special Conditions:

1.a) With reference to the 8th and 9th cited G.O., 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 and issue 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 9thcited and 10thcited 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.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.
7. 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.
8. 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 conversion 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)
The Payment is Done as per ref 6th Cited.
9. 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.
10. The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply
11. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.
12. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 117638/- dt.19.12.2023.
Centage Charges: Rs.66000/- dt.29.10.2024.
Development Charges: Rs.153000/- dt.29.10.2024.
Subdivision Charges: Rs.88000/-, dt.29.10.2024.
Flag Day Fund: Rs. 6500/- Dated: 30.10.2024 in Favour of “Armed Force Flag Day Fund” Online receipt number: FD/FUND/703229, Bank Ref no.IP243042513468.

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 splays 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 powerline / 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 fir 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.

(Layout Approval Accorded as Per Ref 31st Cited VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL Resolution No: 151/5, Dated: 18.11.2024)

THE PRESIDENT,
VAZHAVANTHI VILLAGE PANCHAYAT,
YERCAUD

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.11.25 19:17:35



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