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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. 8K7GTOP8 / 2022 / TCP Date : 11/10/2022

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

SAVITHA S,Door No.4/67A, ,Plot No.9, Second Main Road, ,Sakthi Nagar,

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Tiruvannamalai District – Residential Layout – Formation to an extent of 3.55 Acres in the Land Bearing S.F.No.60/1B2, 2A2, 2B2, 61/1A1A, 2A1, 2A2A of Sennavaram Village of Vandavasi Taluk of Tiruvannamalai District – Technical Clearance / Concurrence/ Planning Permission issued- Forwarded for further action – Reg.

Ref :
1. Application (Reference no. 8K7GTOP8) recevrd through single Window Portal from Mrs.S.Savitha Letter, Dated: 14.08.2022
2. Road pattern Plan approved by the District Town and Country Planning Office, dated:30.09.2022
3. Letter Roc NO.19799/2020, Dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4. Gift deed document No. 4448/2022 , dated:06.10.2022 Uploaded by the applicant Mrs.S.Savitha dated:07.10.2022
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: 10.10.2022
14. Payment of Centage and display board charges received from the applicant respectively on 10.10.2022
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 S.F.No.60/1B2, 60/2A2, 60/2B2,
61/1A1A, 61/2A1, 61/2A2A of Sennavaram Village of Vandavasi Taluk of Tiruvannamalai District with an extent of 3.55 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.214/2022.

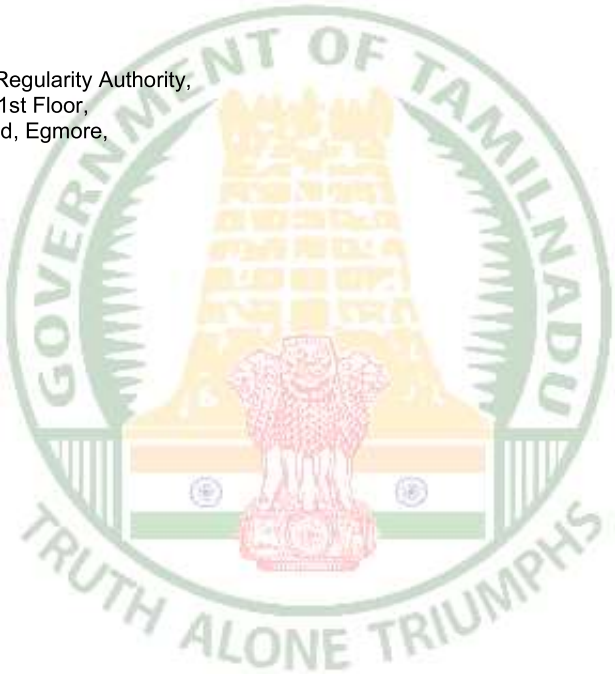
2. The local authority shall accord permission duly following the rules /regulations/Ordersissued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued
shall be forwarded 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 60% 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. 21,548/-
Centage Charges: Rs 24,000/-
Display board Charges: Rs.10,000/-
7. Layout
Total Extent : 1.43.80 Hectare (154638.00 Sq.ft)
Road Area : 4052.00 Sq.m

Park Area : 1043.00 Sq.m (10.11%)
Land Allotted for local body : 52.00 Sq.m (0.50%)
Land allotted for TANGEDCO : 52.00 Sq.m (0.50%)
No of plots required : 79
No of plots allocated : 79

Assistant Director ,
District Town and Country Planning Office,
Tiruvannamalai District.

To:
1. The President
Sennavaram Village Panchayat.
Tiruvannamalai District.
2. S.Savitha,
No.4/67A, Plot No.9,
Second Main Road,
Sakthi Nagar,
Chennai – 600 048.
3. Thasildar concerned (TamilNilam).
Vandavasi 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	21548	14/08/2022
2	OSR Fee		
3	Centage Charges	24000.00	10/10/2022
4	Development Charges		
5	Display Board Charges	10000.00	10/10/2022
6	Satellite town charge		

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Document certified by Annadurai Shanmugam.
Signed by: Assistant Director
Location:Tiruvannamalai
Date:2022.10.11 18:22:09

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

Enclosure

1.Layout original map and Condition – 2 set



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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