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Town and Country Planning Department(Planning Permission)

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

ROC No. IIJKBQN7/2024/TCP

Date : 27/02/2024

From:

Joint Director / Deputy Director / Assistant Director

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

To :

Thalaivar,
Kunnur Panchayat/Village,
Watrap Panchayat Union/Taluk,
Virudhunagar

Sir/ Madam,

Sub : Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Watrap Taluk-Kunnur Village-SF.No.480/1A1B, 480/2, 481/1B, 481/2, 482/1, 482/2, 483/1, 484, 485/1, 485/2A, 485/2B1, 485/2B2, 486/1, 486/2, 488/1A2, 488/1B, 488/2B– Extent of 15.71 Acres - Technical Clearance issued by the Director,DTCP Chennai -forwarded for further action – Regarding.

Ref :

1. Applicant Mr.Baskar and two others - Online Application:IIJKBQN7, Dated:22.12.2023.
2. Director, Directorate Town and Country Planning Office, Chennai, Online application no. IIJKBQN7/2023/TCP10 Road Pattern Issued on dated:01.02.2024.
3. Applicant Mr.Baskar and two others Letter dated Gift deed (Local Body) document no.490/2024 dated.12.02.2024,and Gift deed (TANGEDCO) document no.483/2024, dated:12.02.2024.
4. Technical concurrence letter from the Director of Town and country Planning SWP Application Number. IIJKBQN7 /2023/TCP10 Dated.19.02.2024.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. Joint Director Agriculture Department, Letter No.3/14516/2022 Dated: 19.12.2022.
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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Order of the District Collector, Virudhunagar District Roc.No.B3-8-6-2023-B3 dated.05.10.2023.
15. The Deputy Director, Srivilliputtur Forest Department letter No.2947/2023/D Dated.18.12.2023.
16. The Principal Chief Conservator of Forest Letter No.TSI/33290/2023 Dated.24.11.2023.
17. Demand payment Request letter dated 23.02.2024 (Requiring payment of CentageCharge.
18. Applicant Mr Mr.Baskar and two others letter dated.23.02.2024 (Payment of Centage Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar District Watrap Taluk, Kunnur Village, SF.No.480/1A1B, 480/2, 481/1B, 481/2, 482/1, 482/2, 483/1, 484, 485/1, 485/2A, 485/2B1,

485/2B2, 486/1, 486/2, 488/1A2, 488/1B, 488/2B– Extent of 15.71 Acres.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Director, Directorate Town and Country Planning Office, Chennai on 01.02.2024. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 12.02.2024.
The Director of town and country planning issued technical Concurrence as per Layout Conditions mentioned Below vide.Reference 4th cited Above.

1. The Concurrence number assigned to the layout is LP/DTCP No.08/2024.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.

3. Also, the local body is requested to send a copy of layout approved 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 having receipt of maps and proceeding orders.

5. As per circular in 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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.31.10.2020, Should be applied in appropriate permission for amalgamation of EWS plots.

3. As per the G.O.in the reference 7th cited the layout proposal in non-planning area, the final approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issuing final approval.

4. With reference to the 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas in favour concern local body.

5. 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.

6. 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) Anyperson wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is 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.

7. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.95513, Dated: 22.12.2023.
Centage Charges - Rs.96000, Dated: 23.02.2024.

Sl.No.	Description of charges	Amount	date
1	Scrutiny Fee		
2	OSR Charges		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite Town Charges		

Enclosure
Layout Map and Condition - 2 sets and
Gift deed document no.490/2024, dated: 12.02.2024.

Copy to
1.1.Mrs.K.Mani,2.T.Baskar,3.S.Ramamoorthy,
D.No.225, Kavimani Street,
Rajapalayam Town,
Virudhunagar-626117. 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.Block Development Officer,
Watrap Panchayat union,
Virudhunagar. 1 Set

4.Kunnur Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set

5.Assistant Director,
Survey Land Records,
Virudhunagar. 1 Set

6.Thasildar,
WatrapTaluk,
Virudhunagar District. 1 Set

7.Superintendent Engineering,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
Virudhunagar District. 1 Set and Gift deed document no.483/2024, dated: 12.02.2024.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	95513	22/12/2023
2	OSR Fee		
3	Centage Charges	96000.00	23/02/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Virudhunagar District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Virudhunagar
Date:2024.02.27 13:16:20

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.