

RE

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DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT
Online Layout Application - Plot Pattern Technical Concurrence
SWP Application Number: 3UA9MSVY- /2023 / TCP10

Sub: Layout - Directorate of Town and Country Planning, Chennai-107-
Application received for the approval of Layout - Comprised in
Virudhunagar District - Aruppukottai Taluk-Aruppukottai Municipality -
Ward-F,Block-1,T.S.No.8/3,11/4,12/1,2,3,4,5,12/26to60,12/62to78 Site
Extent -14.373 Acres - Plot Pattern Technical Concurrence Order- Issued
- Reg.

- Ref:
1. The Layout Proposal received through online vide reference 3UA9MSVY / 2023 / TCP10, dated: 25.08.2023.
 2. The Deputy Director, Virudhunagar District Town and Country Planning office Inspection Report of Online Application No. 3UA9MSVY / 2023 , Dated:31.07.2023.
 3. Online Application No. 3UA9MSVY / 2023 / TCP10, dated: 03.10.2023 (Road pattern issued)
 4. Applicant Mr.V.Chempakadevi And PNM Realty promoters Gift Deed Doc.No7331/2023,7332/2023 Dated:16.11.2023
 5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
 6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
 7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04-02-2019
 8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31-01-2020.
 9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
 10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
 11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
 12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.

1. The online application received for the issuance of concurrence for the residential layout vide reference 1st cited above. The Deputy Director of Virudhunagar District Town and Country Planning office has recommended the proposal with site inspection remarks. Based on the Deputy Director of Virudhunagar District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP/DTCP No.108 / 2023**. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

6. As per the G.O in the reference 6th cited the layout proposed 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.

Special Conditions:

1.a) With reference to the 7th, 8th and 10th 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 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 favor concern local body.

4. 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 Regulatory Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

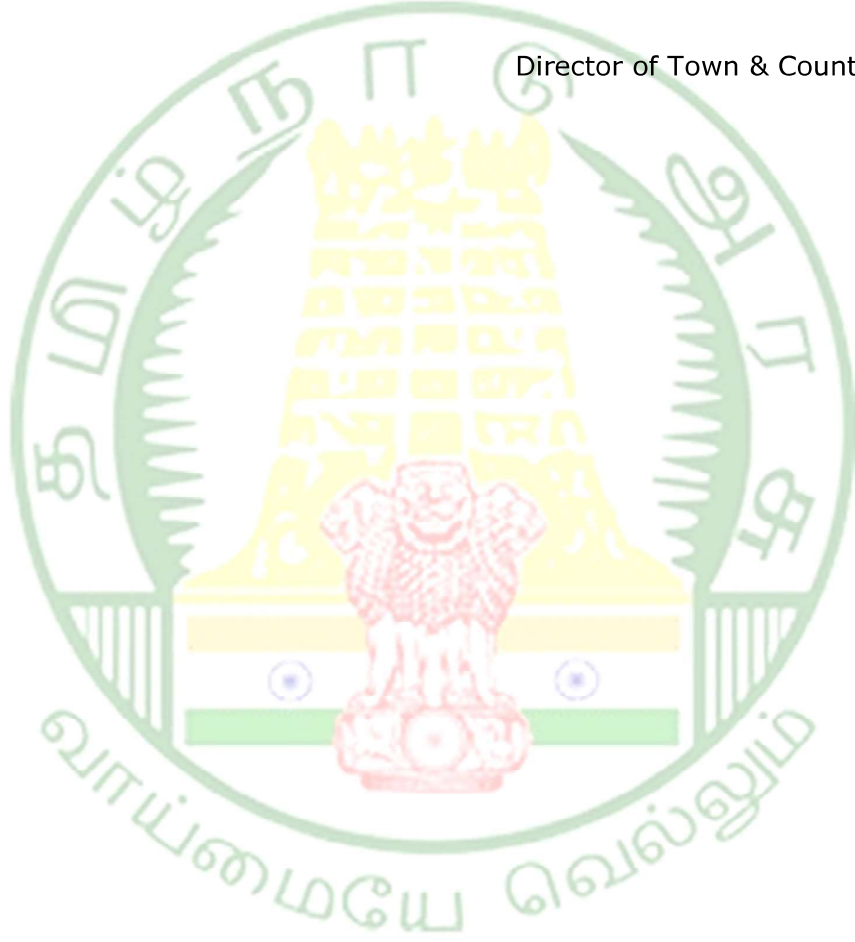
5. 20% centage charge for flag day fund is received in the name of "Armed Force Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 9th cited G.O. the Deputy Director of Virudhunagar Town and 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.

Director of Town & Country Planning



Signature valid

Signed by: Director
Location:null
Date:2023.12.02 12:19:38



நகர் ஊரமைப்பு இயக்குநர்





நகர் ஊரமைப்பு இயக்குநர்

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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
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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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