

Town and Country Planning Department(Planning Permission)

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

ROC No. 531/2022-PD

/ 2022 / TCP

Date : 22/07/2022

From:

Joint Director / Deputy Director / Assistant Director

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

To :

Ravi,168, Mela theru, V. Kalathur, Veppanthattai, Perambalur.,,

Sir/ Madam,

Sub : RResidential Layout – District Town & Country Planning Office, Perambalur District – Veppanthattai Taluk/Panchayat Union – Pimbalur Panchayat/Village - S.F.No. 97/2A2, 2B, 99/2B, 3A, 3B, 3C1, 3C2, 3C3, 3C4, 3C5, 3C6, 3C7, 4B2, 4C, 4D, 4E, 5A, 7A, 7B - extent of 7.54 Acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. S.P. Ravi, Perambalur Letter, Dated: 05.07.2022.

2.District Town and country planning Office, Perambalur District Letter No.531/2022-PD.(Road pattern issued on dated: 07.07.2022).

3.Joint Director Agriculture department, Letter No. E2/3357/2022, Dated:18.05.2022.

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.President, Pimbalur Panchayat Letter No.61/2022, Dated:19.07.2022. (Gift Deed No.3038/2022, Dated:19.07.2022)

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 WaterSupply,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: 20.07.2022. (requiring payment of Centage Fee, OSR
Guideline Value Fee and Flag Day Fund).

15.Applicants Mr. S.P. Ravi, Perambalur Letter, Dated: 21.07.2022.(Payment of Centage 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

17. G.O.141, Housing and Urban Development, Dated:16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in
Perambalur district Veppanthatai Taluk/Panchayat Union, Pimbalur Panchayat/Village, S.F.No. 97/2A2,
2B, 99/2B, 3A, 3B, 3C1, 3C2, 3C3, 3C4, 3C5, 3C6, 3C7, 4B2, 4C, 4D, 4E, 5A, 7A, 7B, extent of 7.54 Acre
applied to the District Town and Country Planning Office, Perambalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been
issued by the District Officer on 01.07.2022. Further the applicant Tr. S.P. Ravi has gift deed the road,
road splay and park areas has been handed over to the Perambalur Municipality on 15.07.2022.
Hence, the proposed Residential layout has been approved and the Approval No. is LA/DTCP(PD).
No.22/2022. Also, Layout Developer/owner has to develop the infrastructure works and other
procedures to be followed:

1. Layout Developer/owner should be obtained Final approval from concerned Local body and it is
requested to send a copy to this office by the Local Body.
2. After the final approval of the local body. It is mandatory to send the approved layout copy to
the concerned sub-registrar office and Land Survey department at Perambalur District.
3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout
and proceeding orders.
4. In 13th reference cited, It is requested to send the proceeding orders and copy of layout to the
concerned Thasildhar for updating in Tamil Nilam website.

Special Conditions

1. a) In Reference 8th and 10th cited letter, If the proposed site located within the Municipal/
Corporation areas, Collecting the necessary fees including the charges for providing amenities like

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. In 11th and 12th cited, the concerned local body should issue the final approval after the completion of revenue sub-division which was earlier handed over the road area and park area through registered Gift deed to 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. In G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

I. Rule 3 of Non-Planning area that local body has to levy of Rs.1000/- for each and every plots in the approved layout as a scrutiny fee.

II. Rule 9, concerned local body should collect 3% Market Land Value as Land Conversion Charges prior issuing of final approval. The account detail is below:

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. In the reference 17th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners in the approval of layout that are follows:-

“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.

period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.”

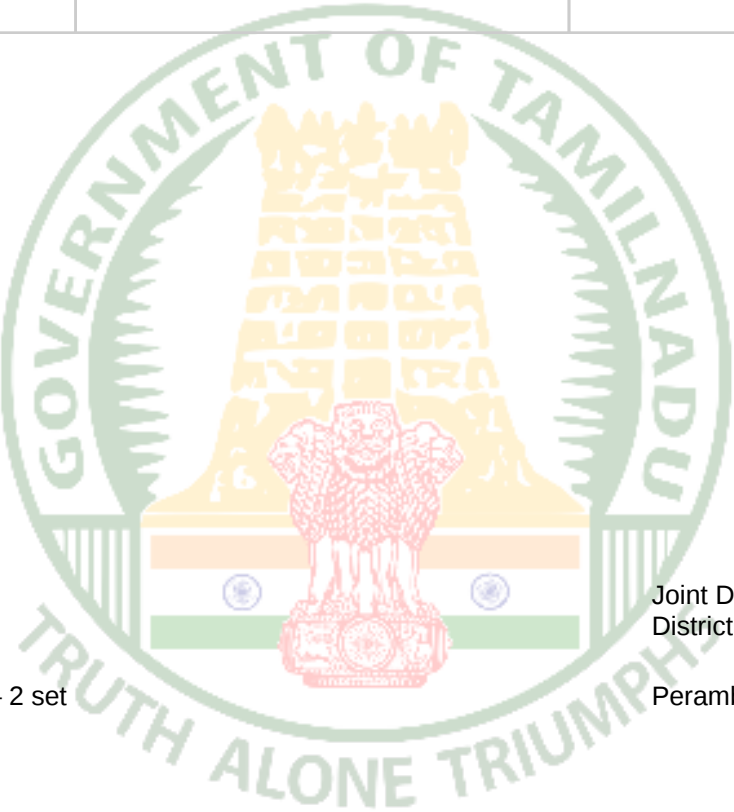
7. As per TNCDBR-2019 the following fee and charges are collected as follows:



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	45825	12/01/0011
2	Centage Charges	52800.00	12/01/0027
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Enclosure

1. Layout original map and Condition – 2 set



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