

Town and Country Planning Department(Planning Permission)

Door No.6/1217, Paramathi Road (South Side),

ROC No. NKL/37UF6DGL/2761

/ 2022 / TCP

Date 08/09/2022

From

Joint Director / Deputy Director / Assistant Director
Door No.6/1217, Paramathi Road (South Side),

To :

The President,
Thenkalpalayam Panchayat,
Vennadur Panchayat Union,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning - Namakkal District- Rasipuram Taluk – Vennadur Panchayat Union – Thenkalpalayam Panchayat/Village- S.F.No:4/6B1,6/8A1 to an extent 1.6425Acres or 6647.20Sq.M- Technical clearance issued -

Ref : 1.ApplicantsMr.P.Ragul, LetterDated:22.07.2022.
2.District Town and country planning Office,Namakkal District Letter No. NKL/37UF6DGL/2761.(Road pattern issued on dated:18.08.2022).
3.Joint Director Agriculture department, Letter No.4/1944/2021, Dated:28.02.2022.
4.Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020
5.ApplicantsMr.P.Ragul, Letter Dated:23.08.2022.(Gift deed document no.3754/2022 (Local Body) and 3755/2022(TANGEDCO), dated:22.08.2022).
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:18.08.2022 and 03.09.2022 (requiring payment of

OSR Guideline Value Fee
and CentageCharge).

15.Applicants Mr.P.Ragul, Dated:29.08.2022 and 03.09.2022(requiring payment of OSR Guideline Value
Fee and Centage
Charge).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in
Namakkal District,

Rasipuram Taluk, Vennadur Panchayat Union, Thenkalpalayam Panchayat/Village, S.F.No:4/6B1,6/8A1 to
an extent

1.6425 Acres or 6647.20 Sq.Mforwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential has been issued by the
Assistant

Director, Namakkal District Town and Country Planning on 10.08.2022. Further the Applicants Mr.P.Ragul,
has gift deed

the road, road splay and park areas has been handed over to the Thenkalpalayamlocal body on 24.08.2022
(Gift Deed

No:5395/2022). Further the applicant has paid the Centage Charge on 03.09.2022. Hence, this residential
layout has
been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as
SWP/DTCP/NAMAKKAL/Layout

No.128/2022 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with
it for

further action

2. 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.

3. After the approval of the local body. It is requested to send the approved residential layout map 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 receiving Maps and Proceeding orders.

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tashidlar to

update in Tamilnilam website Special Conditions

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter,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 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.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 favour concern 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. 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 conversation 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)

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

Scrutiny Fees - Rs.9,975/-, dated:22.07.2022

OSR Charge - Rs.31,805/-dated:29.08.2022.

Centage Charge - Rs.6,000/- dated:03.09.2022

Enclosure

Layout Original Map and Condition- 2 sets and

Gift deed documents No:5395/2022, dated:24.08.2022.(Original)

1. MR.P.Ragul

S/o. Palanivel,

D.No:167P, Karadiyanur, - 1 set

Thenkalpalayam Village,

Rasipuram -636 301.

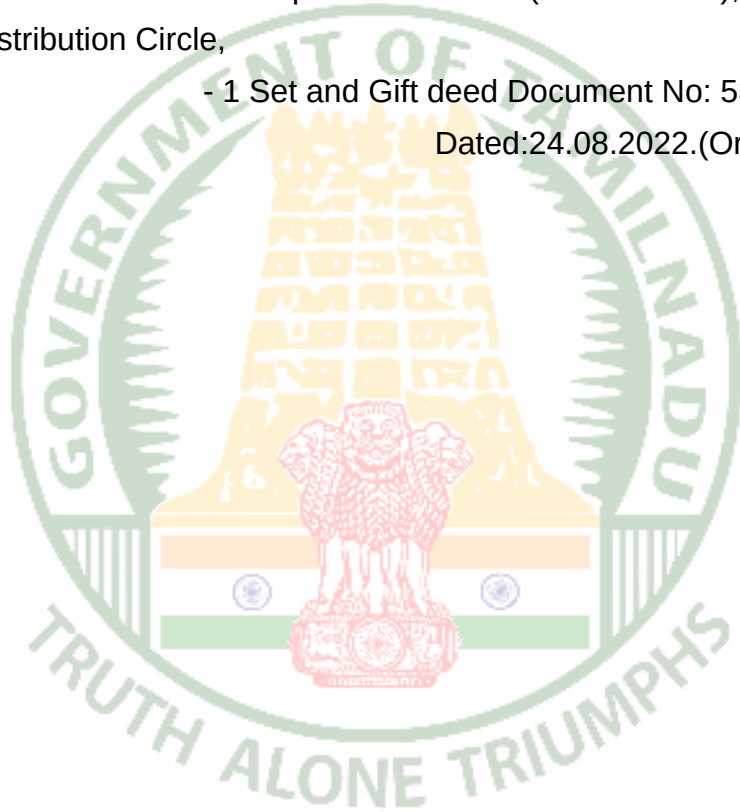
Namakkal District.

Namakkal District. - 1 Set

4. Assistant Director,
Survey Land Records,
Namakkal District. - 1 Set

5. Tashildar,
Rasipuram taluk,
Namakkal District. - 1 Set

6. Superintending Engineer,
Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District. - 1 Set and Gift deed Document No: 5394/2022,
Dated:24.08.2022.(Original).



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	9975	12/01/0028
2	OSR Fee	31805	29/08/2022
3	Centage Charges	6000.00	03/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Namakkal District.