

Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/GZIKUG3D/2879

/ 2022 / TCP

Date 08/09/2022

From

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

To :

The Commissioner,
Namakkal Municipality,
Namakkal taluk,

Sir/ Madam,

Sub : Subdivision - Office of the Director of town and country planning - Namakkal District- Namakkal taluk-
Namakkal Municipality – Periyapatti Village - S.F.No.42/1A1C to an Extent of 0.35 Acre or 1416.45 Sq.M-
Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.V .Subramaniam, S.Thalamuthu and S.Chandrasekar, Online Application No:GZIKUG3D,
Dated:23.07.2022.
2.District Town and country planning Office,Namakkal District Letter No.NKL/GZIKUG3D/2879.
3.Joint Director Agriculture department, Letter No.4/9855/2021, Dated:11.10.2021.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated:
30.08.2017.
9.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.
10.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
11.Demand payment Request Letter, Dated:18.08.2022 and 23.08.2022(requiring payment of OSR
Guideline Value Fee and
Centage Fee).
12.Applicants Mr.V .Subramaniam, S.Thalamuthu and S.Chandrasekar, Letter, Dated:20.08.2022 and
23.08.2022 (requiring
payment of OSR Guideline Value Fee and Centage Fee).
13.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,

Namakkal District, Namakkal taluk- Namakkal Municipality, Periyapatti Village, S.F.No.42/1A1C to an Extent of 0.35

Acres or 1416.45Sq.Mforwarded to Director of Town and Country Planning for concurrence.

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

Director, Namakkal District Town and Country Planning on 18.08.2022. Further the applicant has paid the Centage

Charge on 24.08.2022. Hence, the Subdivision is given approval is given approval with following conditions:

1. As per the condition. Subdivision for Residential Plot marked as A,B,C,D,E has been approved and approved number

is issued as SWP/DTCP/NKL/Layout No.129/2022 enclosed with 2 set of original maps 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 10th, 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 7th 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 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 8th cited and 9th cited letter, the concerned local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favour of concerned 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion 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:

Security Charge - Rs.2130/-, dated:25.07.2022

OSR Charge - Rs.35,500/-dated:20.08.2022

Centage Charge - Rs.1800/- dated:23.08.2022

Enclosure

Layout Original Map and Condition- 2 sets

Copy to:-

1. Mr.V .Subramaniam, S.Thalamuthu and S.Chandrasekar

Door No:3/98, Kavettipatti.

Periyapatti Village,

Namakkal taluk,

Namakkal District. - 1 set

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),

4. Tahsildar,
Namakkal taluk,
Namakkal District. - 1 Set

Enclosure

1. Layout Original Map and Condition – 2 Set



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	2130	12/01/0031
2	OSR Fee	35500	20/08/2022
3	Centage Charges	1800.00	23/08/2022
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.