

Town and Country Planning Department(Planning Permission)

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

ROC No. NKL/C3SNL03E/3424/2022 / 2022 / TCP

Date : 05/10/2022

From:

Joint Director / Deputy Director / Assistant Director

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

To :

The Panchayat President,
Kadachanallur Panchayat,
Pallipalayam Panchayat Union,
Komarapalayam Taluk,
Namakkal District.

Sir/ Madam,

Sub : Subdivision - District Town and Country Planning Office - Namakkal District- Komarapalayam taluk- Pallipalayam Panchayat Union - Kadachanallur Panchayat / Village - S.F.No: 59/6B at an extent of 0.3175 Acre or 1285.00 sq.m -Sub division Layout - Technical clearance issued - forwarded for further action – Reg.

Ref : 1.Applicant Mr.N Gunasekaran, Letter No.NKL/C3SNL03E/3424/2022, Dated:09.08.2022.
2.District Town and Country Planning Office, Namakkal District Letter No. NKL/C3SNL03E/3424/2022.
3.Joint Director Agriculture department, Letter No.4/10393/2022, Dated:18.07.2022.
4.Circular from the Director of Town and Country Planning, Roc.No19799/2020, 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: 04.05.201
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:02.10.2022 and 30.09.2022 (Requiring payment of Centage Fee and OSR Guideline Value Fee).
12.Applicant Mr.N Gunasekaran Letter, Dated:02.10.2022 and 30.09.2022 (Payment of Centage Fee and OSR Guideline Value 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, Komarapalayam taluk, Pallipalayam Panchayat Union, Kadachanallur Panchayat/ Village, S.F.No: 59/6B at an extent of 0.3175 Acre or 1285.00 sq.m forwarded 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 30.09.2022. Further the applicant has paid the Centage Charge on 02.10.2022. 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 has been approved and approved number is issued as SWP/DTCP/NKL/Layout No.159/2022 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

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 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. 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.1,927/-, dated:09.08.2022

OSR Fees - Rs.21,331/-dated:30.09.2022

Centage Charge - Rs.2,100/- dated:02.10.2022

Copy to:-

1. MR.N. GUNASEKARAN,
D.NO.4/84, GOUNDAR STREET,
KADACHANALLUR VILLAGE,
KUMARAPALAYAM,
NAMAKKAL-638008. - 1 Set

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No:1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai- 600 008 - 1 set

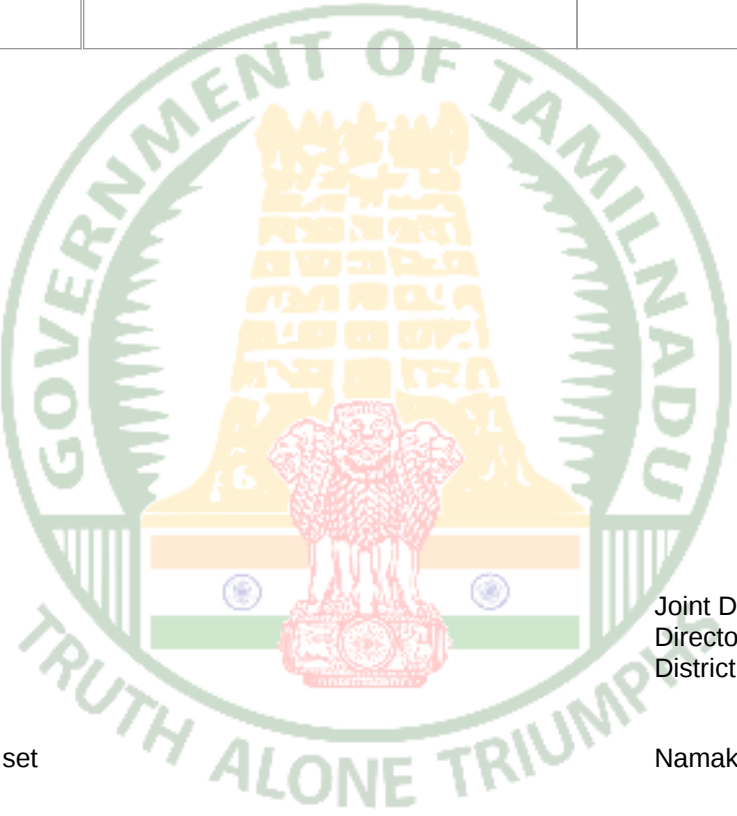
3. Assistant Director,
Survey Land Records,
Namakkal District. - 1 Set

4. Thasildar,
Komarapalayam taluk,
Namakkal District. - 1 Set

5. Sub-Registrar,
Pallipalayam Sub-Register Office,
Namakkal District. - 1 Set



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1927	10/08/2022
2	OSR Fee	21331	30/09/2022
3	Centage Charges	2100.00	02/10/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Namakkal District.