

Town and Country Planning Department(Planning Permission)

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

ROC No. OGTMMV9E /2023/TCP

Date : 21/11/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,
Kadhapalli Panchayat,
Namakkal Panchayat Union,
Namakkal Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal –Application received for the approval of Layout - Comprised in S.No: 79/2B1 of kadhapalli Village/Panchayat – Namakkal Panchayat Union / Taluk/ District -Site Extent 0.70 Acres (2833.00 Sq.m) –Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr. P.Senthilkumar, Namakkal District, Layout Proposal received through online vide reference. OGTMMV9E,dated:04.09.2023
2. The Assistant Director, Namakkal District Town and Country Planning office Inspection Report of Online Application No. OGTMMV9E / 2023, Dated: 02.08.2023
3. Joint Director Agriculture department, Namakkal vide Letter No: K.Dis. E4/9993/2023, Dated:19.07.2023 (Dry Land NOC Letter)
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
5. Online Application No. OGTMMV9E -2023-TCP4, dated: 09.09.2023 (Road pattern issued)
6. Applicant Mr. P.Senthilkumar, Namakkal District Gift Deed No. 4202/2023 & 4203/2023, Dated: 03.10.2023.
7. The Director of Town and Country Planning Office, Chennai vide Letter No: OGTMMV9E / 2023/TCP4, Dated:16.11.2023 (Technical Concurrence).
8. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
9. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
11. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
12. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
13. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
14. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
15. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
17. Assistant Director, District Town and Country Planning Office vide Letter No: OGTMMV9E, Dated:09.09.2023 and 19.11.2023 (Requiring of OSR Fees Centage Fee and Flag day Fund).
18. Applicant Mr. P.Senthilkumar, Namakkal District, Layout Proposal received through online vide reference. TG5RSDRB, Dated. 30.10.2023 and 20.11.2023 (Payment of OSR Fees Centage Fee and Flag day Fund).
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

The Application seeking technical clearance for the proposed forwarded of Residential Building layout to an extent 0.70 Acres (or) 2830.00 Sq.M in the land bearing S.F.No: 79/2B1 of kadhapalli Village/Panchayat, Namakkal Panchayat Union/ Taluk/District was processed as per rules prevailing and after perusing the records and the Assistant Director of Namakkal District Town and Country Planning office has recommended the proposal with a site inspection remarks vide reference 2nd cited above. Based on the Assistant Director of Namakkal

District Town and Country Planning

office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, local body and

TANGEDCO to the appropriate authority vide reference 5rd cited above. On receiving the gift deed soft copy from the applicant through online, 6th

cited above, the technical concurrence for the said layout was issued by the Director of Town and Country Planning vide reference of 7th cited

above. According on the receipt of OSR Fees and Centage fees the applicant vide reference 18th cited above. 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.

98/2023. The approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed

of 6th 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 Panchayat President, Kadhapalli Panchayat, Namakkal Panchayat Union, Namakkal Taluk, Namakkal District is directed to send the letter of

acknowledgement towards the receipt of layout drawings along with conditions.

6. As per circular cited in 16th it is requested to send the proceeding orders and maps to the concerned Tashildar to updated in Tamil Nilam website special condition.

7. The Local authority shall accord permission duly following the rules/regularization/ order issued from time to time under the respective act.

Special Conditions:

1. For the OSR site 187.63 Sq.m Necessary charges has been paid by the applicant as per Guideline value of the proposed Residential Layout, as the reference 19th cited.

2. a) With reference to the 10th, 11th and 13th 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.

3. With reference to the 14th cited and 15th cited letter, the concern local body must issue the final approval after transfer of earmarked road and

Public purpose area S.F. No sub-division in favour 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

5. 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. Condition mentioned in the No objection certificate has obtained from the central /stage Government Departments must be followed scrupulously.

7. 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 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)

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

Scrutiny Fee : Rs. 4250/- dt.27.07.2023.

OSR charges : Rs. 14447/- dt.30.10.2023

Centage Charges : Rs.3600/- dt.20.11.2023.

The Armed force Flag Day fund: Rs.1,000/- Receipt No:FD/FUND/ 10077,
Dated:20.11.2023.

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan

approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for

public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use

zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as

shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be

obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem

arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift

deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the District Town and country planning

office, the approved layout plan shall

be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board

along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no

right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a

situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval

granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to

the purchasers while selling plots for sale.

Copy to:

1. MR. SENTHIL KUMAR,
D. NO. 1/21, MUTHUGAPATTI,
SENDAMANGALAM,
NAMAKKAL DISTRICT – 637 405.

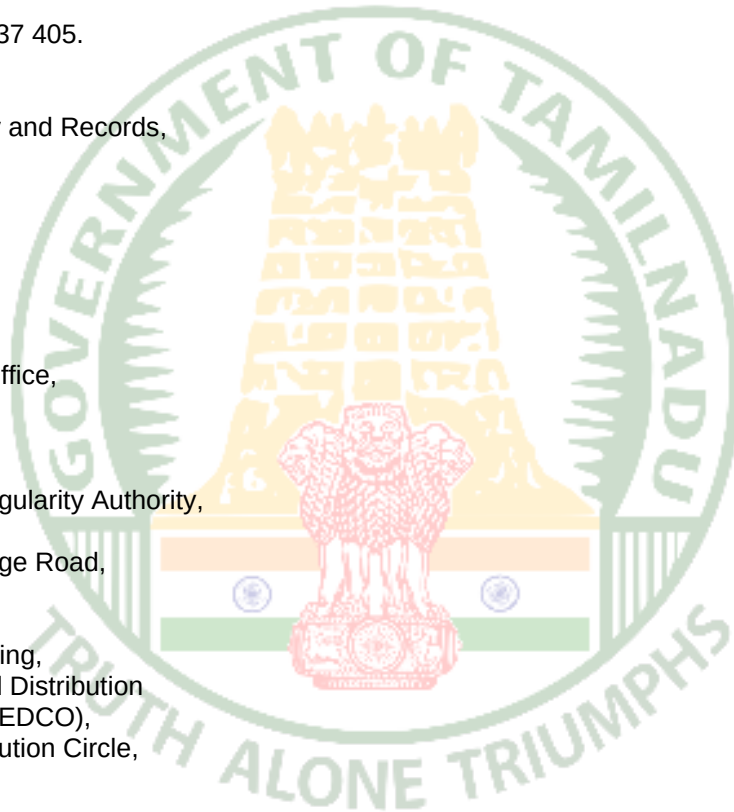
2. The Assistant Director,
Department of Land Survey and Records,
Namakkal District.

3. Tashildar,
Namakkal Taluk,
Namakkal District.

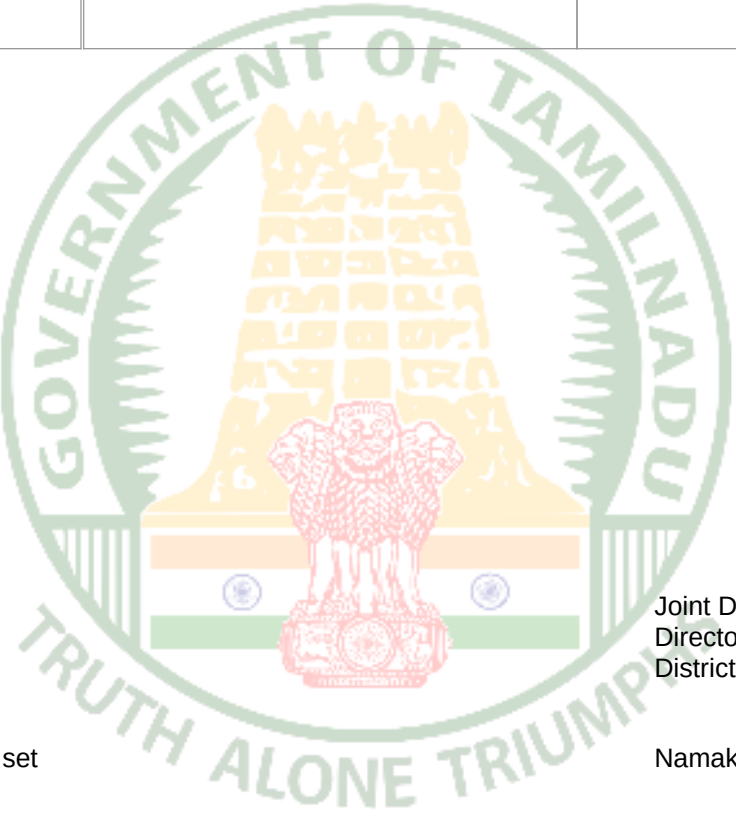
4. Joint I Sub-Registrar,
Namakkal Sub-Registrar Office,
Namakkal District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4250	27/07/2023
2	OSR Fee	14447	30/10/2023
3	Centage Charges	3600.00	20/11/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set