Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/8EGJD2PP/13200 /2023/TCP Date : 12/09/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Municipal Commissioner,
Rasipuram Municipality,
Rasipuram Taluk,
Namakkal District

Sir/ Madam,

Sub : Residential Layout - Office of the District ofTown and Country Planning - Namakkal District- Rasipuram Taluk/Municipality - Ward A– Block No:1 - T.S.No: 24/3,4,28 at an extent of 1.10 Acres or 4460.50 Sq.M- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant MR.J KANDHASAMY AND C SRILATHA, Letter Dated:27.06.2023
2. District Town and country planning Office, Namakkal District Letter No: NKL/8EGJD2PP/13200 /2023 (Road pattern issued on dated:28.07.2023).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicant MR.J KANDHASAMY AND C SRILATHA, Letter dated:31.08.2023(Gift deed document No.5528/2023 and 5527/2023 (LOCAL BODYand TANGEDCO), dated:
14.08.2023).
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 WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated:
31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113/Nov4(3) /2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13. Demand payment Request Letter, Dated: 28.07.2023 and 04.09.2023 (Requiring payment of the OSR Charge and Centage Fee).
14. Applicant MR.J KANDHASAMY AND C SRILATHA, Dated:31.08.2023 and 04.09.2023 (Payment of OSR Fees andCentage Fee).
15. 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/Municipality, Ward A, Block
No:1, T.S.No: 24/3,4,28 at an extent of 1.10 Acres or 4460.50 Sq.m forwarded to Assistant Director of Town and Country Planning, Namakkal 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 28.07.2023. Further the Applicant MR.J KANDHASAMY AND C SRILATHA, has submitted the gift deed for the road, road splay and Parkareas has been
handed over to The Municipal Commissioner, Rasipuram Municipality Local body on 14.08.2023(Gift Deed No:5528/2023)& for TANGEDCO Gift Deed document
No:5527/2023, Dated:14.08.2023. Further the applicant has paid the Centage Charge on 04.09.2023. Hence, this residential layout given approval with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/NAMAKKAL/LAYOUT NO:309/2023 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 as per Condition no.9 (b).

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 Thasildhar 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/ Corporationareas: Collecting the necessary fees including the charges
for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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.

Enclosure:
Layout Original Map and Condition - 2 SETS

Copy to:-
1. MR.J KANDHASAMY AND C SRILATHA,
S/O. JAGANATHAN,
RASIPURAM TALUK,
NAMAKKAL – 636203 - 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. Sub-Registrar,
Rasipuram Register Office,
Namakkal District. - 1 SET

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

5. Tashildar,
Rasipuram Taluk,
Namakkal District. - 1 SET

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
NamakkalDistrict. - 1 SET

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	6691	05/07/2023
2	OSR Fee	2096764	31/08/2023
3	Centage Charges	6000.00	04/09/2023
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

Signature Not Verified

Signed by: Assistant Director
Location:Namakkal
Date:2023.09.12 18:48:48