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Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/ 4FQAK4ZJ / 34100/2024/2024/TCP/2024/TCP Date : 10/12/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The President,
Avadathur Panchayat,
Nangavalli Panchayat Union,
Mettur Taluk,
Salem District

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office – Salem Non Planning Area - The proposal for Residential Layout with an extent of 1.467 Acre or 5936.73 sq.m - S.F.Nos:305/3A2 – Avadathur Panchayat and Villlage – Nangavalli Panchayat Union – Mettur Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg

Ref :
1. Applicants Mr.M.Kanagaraj and Three Others, Application Ref No: SLM/ 4FQAK4ZJ / 34100/2024/2024/TCP, Dated.09.09.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Salem vide Letter K.Dis. E2/ 6234/2024, Dated: 09.05.2024. (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
5. District Town and Country Planning Office,Salem District Letter No: SLM/4FQAK4ZJ /34100/2024/2024/TCP (Road pattern issued on dated: 02.12.2024)
6. Applicant Mr.M.Kanagaraj and Three Others, Application Ref No: SLM/ 4FQAK4ZJ/34100/2024/2024/TCP, (Gift deed document No:6578/2024, Dated.05.12.2024 and 6579/2024, Dated.05.12.2024 (LOCAL BODY) &(TANGEDCO).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated04.02.2019 and G.O.16 Department of Municipal Administration and WaterSupply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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: 02.12.2024 and 08.12.2024 (requiring payment of OSR Fees, Development Charges, SubDivision Charges and Centage Fee).
15. Applicant Mr.M.Kanagaraj and Three Others, Application Ref No: SLM/ 4FQAK4ZJ/34100/2024/2024/TCP, Dated.07.12.2024 and 10.12.2024. (Payment of OSR Fees, Development Charges, SubDivision Charges and Centage Fee).
16. 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.
17. Block development officer, Nangavalli Panchayat Union Road certificate Letter no.183/2024, dated.29.07.2024.
18. Tamil Nadu Gazette No.28, dated.10.07.2024.

M. Kanagaraj

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19. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records
and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads,public purposes meant for local body
and TANGEDCO vide under reference 5th cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage
charge vide under reference 15th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/SALEM/LAYOUT NO:317/2024.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 President, Avadathur Panchayat and it has been forwarded with it forfurther 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 acknowledgement 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 Tahsildar to update in Tamilnilam website
Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited
above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of
laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the
authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards
prescribed by the local body in the case of other than corporation/municipalities.

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
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

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4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed
scrupulously

5. 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)

6. 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.

7.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those
case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters
of EWS areas shall not apply

8. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

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

Scrutiny Fee	: Rs. 8,907 /- dt.09.09.2024.
OSR Charges	: Rs. 6,65,128 /- dt.07.12.2024
Centage Charges	: Rs. 10,500 /- dt.10.12.2024.
Development Charges	: Rs. 11,878 /- dt.10.12.2024.
Subdivision Charges	: Rs. 14,000 /- dt.10.12.2024.

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 powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on

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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.M.Kanagaraj and Three Others,
Door No-6/115,
Pachivalavu, Sundamettur Post,
Konganapuram, Edappadi,
Salem-641301,

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

3.Tashildar,
Mettur Taluk,
Salem District.

4.Sub-Registrar,
Jalakandapuram Sub-Registrar Office,
Dharmapuri 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.Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Mettur Electricity Distribution Circle,
Salem District.

M. Kanagaraj

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8907	09/09/2024
2	OSR Fee	665128	07/12/2024
3	Centage Charges	10500.00	10/12/2024
4	Development Charges	11878.00	10/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	10/12/2024

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

Salem District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Salem
Date:2024.12.10 12:13:55

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R. Boopathi

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our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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