Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/G57RRV1R/3042 / 2022 / TCP Date : 13/12/2022

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Municipal Commissioner,
Tiruchengode Municipality,
Tiruchengode Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout - Office of the Director of Town and Country Planning - Namakkal District–Tiruchengode Taluk- Tiruchengode Municipality - Sitharampalayam Village - Ward A- Block 07- T.S.No:10/6- Old S.F.No:23/2-0.94635 Acres or 3829.74 Sq.m- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.MADHANLAL CHAWLA, Letter Dated:27.07.2022.
2. District Town and country planning Office, Namakkal District Letter No:NKL/G57RRV1R/3042/2022(Road pattern issued on dated:29.10.2022).
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
4. Applicant Mr.MADHANLAL CHAWLA, Letter dated:25.11.2022(Gift deed document No.10134/2022 (LOCAL BODY) and 10133/2022 (TANGEDCO), dated:
18.11.2022).
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:29.10.2022 and 30.11.2022(Requiring payment of OSR Fees and Centage Fee).
14. Applicant Mr.MADHANLALCHAWLA, Dated:25.11.2022and 30.11.2022 (Payment of OSR Fees and Centage 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,Tiruchengode Taluk, Tiruchengode
Municipality,Sitharampalayam Village, Ward A, Block 07, T.S.No:10/6 - Old S.F.No:23/2-0.94635 Acres or 3829.74 Sq.mforwarded to Director of Town and
Country Planning 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 29.10.2022. Further the Applicant Mr.MADHANLAL CHAWLA, has gift deed the road, road splay and Park areas has been handed
over to the Municipal Commissioner, Tiruchengode Local body on 18.11.2022(Gift Deed No:10134/2022). Further the applicant has paid the Centage
Charge on 30.11.2022. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued asSWP/DTCP/NAMAKKAL/LAYOUT NO:264/2022 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.

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/ Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicant 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 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 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, PP-1
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 entitlement to development is verified in
the documents submitted with the applicant 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 Charge - Rs.5747/- dated:27.07.2022
OSR Charge – Rs.2606651/- dated:25.11.2022
Centage Charge- Rs.3600/- dated:30.11.2022.

Enclosure
Layout Original Map and Condition- 2 sets and
Gift deed documents No:10134/2022, dated:18.11.2022(Original)

Copy to:-
1. MR.MADHANLAL CHAWLA,
D.NO. 15, Perumanoor,
RAMAKRISHNA ROAD,
VIDHYA NAGAR,
SALEM –636005 - 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,
Tiruchengode Sub-Register Office,
Namakkal District. - 1 Set

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

5. Tashildar,
TiruchengodeTaluk,
Namakkal District. - 1 Set

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District. - 1 Set and Gift deed Document
No:10133/2022, Dated:18.11.2022.(Original).

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5747	12/01/0035
2	OSR Fee	2606651	25/11/2022
3	Centage Charges	3600.00	30/11/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPH

Document certified by Manimekalai.A.

Signed by: Assistant Director
Location:Namakkal
Date:2022.12.13 17:18:44

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

Enclosure

1.Layout original map and Condition – 2 set