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Town and Country Planning Department(Planning Permission)

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

ROC No. NKL/ XEWFXFRA/33900/2024/TCP Date : 07/11/2024

From:

Joint Director / Deputy Director / Assistant Director

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

To :

The Executive Officer,
Namagiripettai Town Panchayat,
Rasipuram Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.3825 Acres (or) 9651.00 Sq.m in S.F.No:85/1A2,1B2 & 2B - Namagiripettai Town Panchayat & Village - Rasipuram Taluk-Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicants Mr. P.Shanmugam and Mr.R.Moharajan ,Namakkal District Online Application Ref No: XEWFXFRA (F.No. 33900), Dated.04.09.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/11999/2024, Dated: 25.10.2024. [0038-2024] (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ XEWFXFRA/33900/2024/TCP (Road pattern issued on dated: 28.10.2024).
6. Applicants Mr. P.Shanmugam and Mr.R.Moharajan ,Namakkal District Online Application Ref No: XEWFXFRA (F.No. 33900),Gift deed document No:
   2542/2024 (LOCAL BODY) & 2543/2024 (TANGEDCO), Dated: 29.10.2024.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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.
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. 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.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].
16. G.O.(Ms).No.58, Housing and Urban Development[(UD4(1)] Department, Dated: 05.03.2024.
17. The Executive Officer, Namagiripettai Town Panchayat Office Ressolution passed Vide No.353(23), Dated: 31.12.2010
18. The Proceeding's of the Revenue Tahsildhar, Rasipuram Office vide Roc.No.1149/23-24, Dated.23.05.2024.
19. Demand payment Request Letter, Dated: 28.10.2024 & 05.11.2024. (requiring payment of OSR Charge ,Centage Fee & Development Charge).
20. Applicants Mr. P. Shanmugam and Mr.R. Moharajan , Namakkal District Online Application Ref No: XEWFXFRA (F.No. 33900), Dated. 05.11.2024 &
   07.11.2024. (payment of OSR Charge, Centage Fee & Development Charge).

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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 5thcited 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 OSR Charge,
Development Charge, Subdivision Charges & Centage charges vide under reference 20th 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/NAMAKKAL/LAYOUT NO: 276/2024.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 Executive Officer, Namagiripettai Panchayat and it 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 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 8thcited 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 TNRERA.
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. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.14477.00/- Dated.05.09.2024.
OSR Charge : Rs.110000.00/- Dated.05.11.2024.
Centage Charge : Rs.10500.00/- Dated. 07.11.2024.
Development Charge : Rs.19302.00/- Dated. 07.11.2024.
Subdivision Charge : Rs.14000.00/- Dated.07.11.2024.
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 power sline / 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.

Assistant Director,
District Town & Country Planning Office,
Namakkal.

Copy to:
1. Mr. P.Shanmugam and Mr.R.Moharajan,
40/128A, Elur Pudhupatti,
Elur,
Namakkal-637 018.

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

3. Tahsildar,
Rasipuram Taluk,
Namakkal District.

4. Sub-Registrar,
Namagiripettai 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 Engineer,
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	14477	05/09/2024
2	OSR Fee	110000	05/11/2024
3	Centage Charges	10500.00	07/11/2024
4	Development Charges	19302.00	07/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	07/11/2024

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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set



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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

Verified RealEstate™

We're honored to be part of your real estate journey

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