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Layout Application - Final Approval Letter

Roc No: 2024-2025/3
DATE:28-11-2024

Date: 11/28/24 5:25 PM

From:

Village Panchayat

Thalambadi

To :

C SENGOTTUVELU AND S SEKAR ONLINE APPLICATION NO:G1ANARJZ NAMAKKAL TK NAMAKKAL DT

Online Application Number: G1ANARJZ

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
2.43 Acres (or) 9843.00 Sq.m in S.F.No:209/2A8A2,2A8B2,2F1 & 2I2– Thalambadi Village & Panchayat – Puduchatram
Panchayat Union – Namakkal Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr. C.Sengottuvelu and Mr.S.Sekar, Namakkal District Online Application Ref No: G1ANARJZ (F.No. 37974),
Dated.20.11.2024.
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. E4/12322/2024 [0045-2024], Dated:05.11.2024.(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/ G1ANARJZ/37974/2024/TCP (Road pattern
issued on dated: 21.11.2024).
6. Applicants Mr. C.Sengottuvelu and Mr.S.Sekar, Namakkal District Online Application Ref No: G1ANARJZ (F.No. 37974), Gift

deed document No:
4862/2024 (LOCAL BODY) & 4863/2024 (TANGEDCO), Dated: 22.11.2024.
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. Demand payment Request Letter, Dated: 21.11.2024 & 25.11.2024. (Requiring payment of OSR Charge, Centage Fee ,
Development Charge & Sub
Division Charges).
17. Applicants Mr. C.Sengottuvelu and Mr.S.Sekar, Namakkal District Online Application Ref No: G1ANARJZ (F.No. 37974),
Dated.23.11.2024 & 25.11.2024.
(payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
Ref :
****
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,
Centage charge , Development Charge & Sub Division Charges vide under references 17th 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: 291/2024.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 Panchayat President, Thalambadi 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 subdivision 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 Charges27 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. If a high voltage power 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.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.14765.00/- Dated.20.11.2024.
OSR Charge : Rs.43208.00/- Dated.23.11.2024.
Centage Charges : Rs.9000.00/- Dated.25.11.2024.
Development Charges : Rs.19686.00/- Dated. 25.11.2024.
Sub Division Charges : Rs.12000.00/- Dated. 25.11.2024.
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 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

Body:

Body:
As per G.O.79 Housing and Urban Development Department,Dated:04.05.2017,in –case of nonplanned area rule 3 it has been Requested to Collect Rs.1000 as Scrutiny fees for each plots,And under rule 9 concerned local body should collect the 3% Market Value as Land conversion. All charges paid and the local body final approval order issued.
Copy to:
Body:
1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.
2.Block Development Officer (VP),Pudhuchatram Block, Namkkal(Dt)
3:Sub registrar, Sendamangalam sub register office, Namakkal.
Village

Village



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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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