Town and Country Planning Department(Planning Permission)

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

ROC No. 800/2023 - P.D/2024/TCP Date : 15/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

To :

The President,
Padalur Panchayat,
Alathur Taluk,
Perambalur District.

Sir/ Madam,

Sub : Residential Layout – Perambalur District Town and Country Planning - Perambalur District – Alathur Taluk/ Panchayat Union - Padalur West Village – S.F. No. 138/1B3,2A; 141/16B1; 142/5A – 2.39 Acre (or) 9686.00 sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. Nagarajan, Trichy Letter No. H7KRMU17/19184/2023, dated: 22.12.2023.

2. District Town and country planning Office, Perambalur District Letter No.800/2023-PD. (Road pattern issued on dated: 28.12.2023).

3. Joint Director Agriculture department, Letter No. E2/7840/2023, Dated: 27.11.2023.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. Applicant Thiru. Nagarajan, Trichy Dated: 07.02.2024. (Gift Deed No.38/2024 (Localbody-A) Dated: 05.01.2024 and Gift Deed No.37/2024
(TANGEDCO-B) Dated: 05.01.2024)

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. 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.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113 / Nov 4 (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: 07.02.2023. (Requiring payment of Centage Fee, OSR Guideline Value Fee).

15. Applicant Thiru. Nagarajan, Trichy Letter, Dated: 15.02.2023. (Payment of Centage Fee, OSR Guideline Value Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

17. G.O.141, Housing and Urban Development, Dated:16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Perambalur District, Alathur Taluk/Panchayat Union, Padalur West Village, S.F.No138/1B3,2A; 141/16B1; 142/5A – 2.39 Acre (or) 9686.00 sq.m applied to the District Town
and Country Planning Office, Perambalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on
28.12.2023. Further the applicant Thiru. Nagarajan, Trichy has gift deeded the road, road splay and park areas has been handed over to the
Padalur Panchayat on 05.12.2023. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).
No.11/2024. Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

1. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to this office
by the Local Body.

2. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office and
Land Survey department at Perambalur District.

3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.

4. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO (B) are
handed over to the concerned local authority and its original deed is received.

5. In 13th reference cited, it is requested to send the proceeding orders and copy of layout to the concerned Thasildhar for updating in
Tamil Nilam website.

Special Conditions
1. a) In Reference 8th and 10th cited letter, If the proposed site located within the Municipal/ Corporation areas, Collecting the necessary
fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. 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(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. In 11th and 12th cited, the concerned local body should issue the final approval after the completion of revenue sub-division which was
earlier handed over the road area and park area through registered Gift deed to local body.

3. In Rule 13, TamilNadu Combined Development and Building Rules 2019, Cancellation of permit – “The Planning permission or building
permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building permit
will be cancelled after issuing a show cause notice.”

4. 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.

1. In G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

I. Rule 3 of Non-Planning area that local body has to levy of Rs.1000/- for each and every plots in the approved layout as a scrutiny fee.

II. Rule 9, concerned local body should collect 3% Market Land Value as Land Conversion Charges prior issuing of final approval. The
account detail is below:
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)

2. 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.

3. In the reference 17th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners
in the approval of layout that are follows:-
“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local
body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic
infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the
owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be
prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.”

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

• Scrutiny Fees – Rs.14,529/-, Date: 22.12.2023.
• OSR Charges – Rs.1,52,616/-, Date: 07.02.2024.
• Centage Charges – Rs.16,500/-, Date: 15.02.2024.

Copy to:
1. Thiru. Nagarajan,
No:1B, 1st Floor,
Royal City Apartment,
V.N Nagar, Deeran Nagar,
Trichy District.

2. Assistant Director(Survey and Land Records),
PerambalurCollectorate Complex,
Perambalur District.

3. Tamil Nadu Real Estate Regularatory Authority (TNRERA),

No.1A, 1st Floor,
Gandhi-Irwin Road Bridge Road,
Egmore, Chennai – 600 008.

4. Stock File Copy.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14529	22/12/2023
2	OSR Fee	152616	07/02/2024
3	Centage Charges	16500.00	15/02/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Perambalur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Deputy Director
Location:Perambalur
Date:2024.02.15 21:13:33