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Layout Application - Final Approval Letter



Roc No: NKL/
O8HYKO8D/30314/20
24/TCP

Date: 1/2/25 4:18 PM

From:

Village Panchayat

PETTAPALAYAM

To :

1. Mr.K.Mohan, Mr.K. Manikandan & Mr.P. Boopathy ,
Vellapalayam South street, paramathi, Paramathi,
Paramathivelur,
Namakkal -636 104.

Online Application Number:

O8HYKO8D

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.46 Acres (or) 9958.00 Sq.m in S.F.No:88/1A2A- Pettapalayam Village & Panchayat – Mohanur Panchayat Union– Mohanur Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg

Ref :

1. Applicants Mr.K.Mohan, Mr.K. Manikandan & Mr.P. Boopathy , Namakkal District Online Application Ref No: O8HYKO8D (F.No. 30134), Dated.13.09.2024.
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. E4/8288/2024 [O8HYKO8D-11259], Dated:11.09.2024.(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/ O8HYKO8D/30314/2024/TCP (Road pattern issued on dated: 15.10.2024).
6. Applicants Mr.K.Mohan, Mr.K. Manikandan & Mr.P. Boopathy , Namakkal District Online

Application Ref No: O8HYKO8D

(F.No. 30134), Gift deed

document No: 2714/2024 (LOCAL BODY) & 2715/2024 (TANGEDCO), Dated: 18.10.2024.

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: 31.01.20209. 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: 28.10.2024 & 29.10.2024. (Requiring payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

17. Applicants Mr.K.Mohan,Mr.K. Manikandan & Mr.P. Boopathy , Namakkal District Online Application Ref No:

Ref :

O8HYKO8D (F.No. 30134),

Dated.15.10.2024 & 11.11.2024. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

Body:

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 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: 279/2024.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, Pettapalayam 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 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 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 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. If a low 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.14937.00/- Dated.13.09.2024.

OSR Charge : Rs.123417.00/- Dated.09.11.2024.

Centage Charges : Rs.14440.00/- Dated.11.11.2024.

Development Charges : Rs.19916.00/- Dated. 11.11.2024.

Sub Division Charges : Rs.19200.00/- Dated. 11.11.2024.

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 shall be

compulsorily provided to the

purchasers while selling plots for sale.

Assistant Director,

District Town & Country Planning

Office,

Namakkal.

Copy to:

1. Mr.K.Mohan,Mr.K. Manikandan & Mr.P. Boopathy ,

Vellapalayam South street, paramathi, Paramathi,

Paramathivelur,

Namakkal -636 104.

2. The Assistant Director,

Department of Land Survey and Records,

Namakkal District.

3. Tahsildar,

Mohanur Taluk,

Namakkal District.

4. Sub-Registrar,

Mohanur 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.

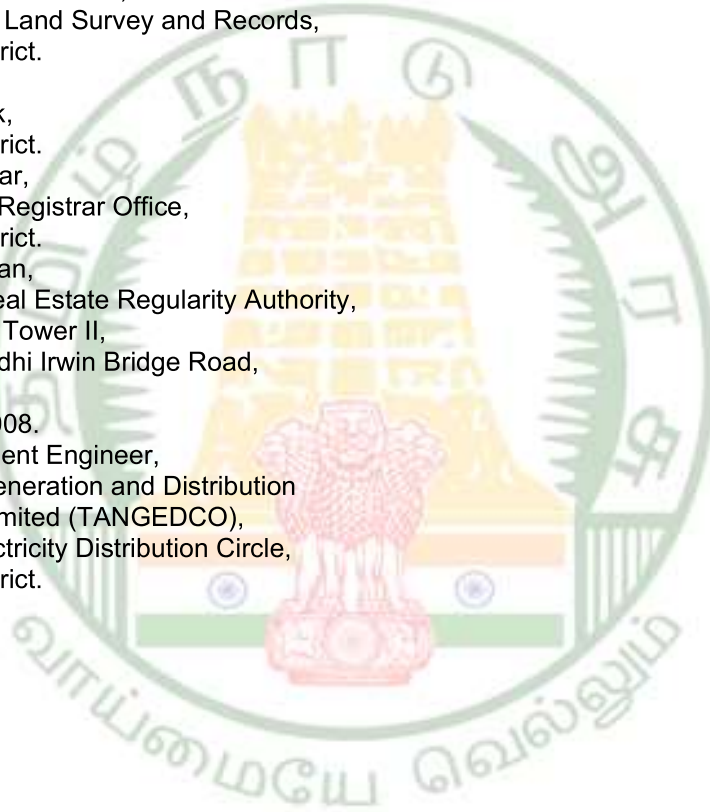
6. Superintendent Engineer,

Tamil Nadu Generation and Distribution

Corporation Limited (TANGEDCO),

Namakkal Electricity Distribution Circle,

Namakkal District.

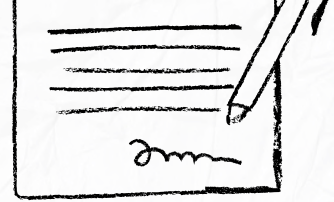


Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2025.01.02 16:18:28





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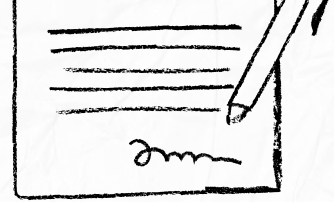
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We're honored to be part of your
real estate journey

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