Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/ CF8OOE8Q / 21197/2024/TCP Date : 06/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,
Aniyar Panchayat,
Namakkal Panchayat Union,
Namakkal Taluk,
Namakkal District

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout in a site with a total extent of 2.35 Acres (or) 9525.00 Sq.m in bearing S.F.No: 15/2A – Sarvamanya aniyar Village - Aniyar Panchayat (Extent of 3563.00 Sq.m) - and S.F.No:15/2B2 - Jodikai aniyar Village – Aniyar Panchayat (Extent of 5962.00 Sq.m) - Namakkal Panchayat Union/ Taluk/ District- Technical concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr. Balan Kulanthasamy, Paramathivelur Taluk, Namakkal District, Application Ref No: CF8OOE8Q (F.No.21197), Dated. 09.01.2024.
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.No: E4/555/2024, Dated:23.01.2024 (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ CF8OOE8Q / 21197/2024 (Road pattern issued on dated: 23.02.2024)
6. Applicant Mr. Balan Kulanthasamy, Paramathivelur Taluk, Namakkal District, Application Ref No: CF8OOE8Q (F.No. 21197), (Gift deed document No: 655/2024 & 654/2024 ((LOCAL BODY) & (TANGEDCO)), Dated: 27.02.2024).
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. Demand payment Request Letter, Dated:23.02.2024 and 04.03.2024 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr. Balan Kulanthasamy, Paramathivelur Taluk, Namakkal District, Application Ref No: CF8OOE8Q (F.No. 21197), Dated. 28.02.2024 and 04.03.2024 (Payment of OSR Fees and Centage Fee).
16. 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.
17. The Block Development Officer, Namakkal Panchayat Union vide Letter Roc No:1756/2023/T4, Dated:02.01.2024.

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 Fees and Centage charges vide under
reference 15th 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:64/2024.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, Aniyar 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. If a Low Voltage power line is laid through the plots, the line should be shifted to the edge of the Road
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 14288 /- dt.15.02.2024.
OSR charges : Rs. 35356 /- dt.28.02.2024.

Centage Charges: Rs.13500/- dt.04.03.2024.

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 powerline / 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.

Copy to:

1. MR.K.BALAN,
S/O.MR.KULANDAISAMY,
DOOR NO:3/98,POOSARIPATTIPUDUR,
KOODACHERI POST,
PARAMATHIVELUR TALUK,
NAMAKKAL DISTRICT.

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

3. Tashildar,
Namakkal Taluk,
Namakkal District.

4. Sub-Registrar,
Velagoundampatti 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	14288	15/02/2024
2	OSR Fee	35356	28/02/2024
3	Centage Charges	13500.00	04/03/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Namakkal
Date:2024.03.06 11:42:54

கலைஞர் 100 1924 - 2023

நகர் ஊரமைப்புத் துறை

அனுப்புநர்

திரு.ர.பிரீத்குமார், பி.இ.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
ஈப்பு அறை கட்டிடத்தின் முதல் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
நாமக்கல் – 637003.
Phone No : 04286 – 290067.
E–mail : dtcp.namakkal@gmail.com

பெறுநர்

தலைவர்,
அணியார் ஊராட்சி,
நாமக்கல் ஊராட்சி ஒன்றியம்,
நாமக்கல் வட்டம்,
நாமக்கல் மாவட்டம்.

ந.க.எண்.293/2023 நாமா, நாள்.24.04.2024.

ஐயா,

பொருள்: மனைப்பிரிவு – மாவட்ட நகர் ஊரமைப்பு அலுவலகம், நாமக்கல் மாவட்டம்/வட்டம்/ஊராட்சி ஒன்றியம் – அணியார் ஊராட்சி – சர்வமானிய அணியார் கிராமம் – சர்வே எண்.15/2A –ல் 3563.0 ச.மீ பரப்பளவு மற்றும் நாமக்கல் மாவட்டம்/வட்டம்/ஊராட்சி ஒன்றியம் – அணியார் ஊராட்சி – ஜோடிகை அணியார் கிராமம் – சர்வே எண்.15/1B2–ல் 5962.0 ச.மீ ஆக மொத்தம் 9525.00 ச.மீ (அ) 2.35 ஏக்கர் பரப்பளவிற்கு ஒப்புதல் அளிக்கப்பட்ட SWP/DTCP/NAMAKKAL/LAYOUT NO: 64/2024–ன் உத்தரவில் ஜோடிகை அணியார் கிராமம் – சர்வே எண்.15/1B2–க்கு ஜோடிகை அணியார் கிராமம் – சர்வே எண்.15/2B2 என தவறுதலாக குறிப்பிடப்பட்டு உள்ளதனை திருத்தம் செய்து திருத்திய உத்தரவு வழங்குமாறு கோரியது – ஆணையிடுதல் – தொடர்பாக.

பார்வை:
1. மாவட்ட நகர் ஊரமைப்பு இயக்குநர், நாமக்கல் அவர்களின் செயலாணைக் கடிதம் ந.க.எண். NKL/ CF800E8Q / 21197/2024/TCP, நாள்.06.03.2024.
2. மனுதாரர் திரு.K.பாலன், நாமக்கல் அவர்களின் விண்ணப்பம் இவ்வலுவலகத்தில் பெறப்பட்ட நாள்:24.04.2024.

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பார்வை 2–ல் சுட்டிய கடிதத்தில் மனுதாரர் உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், நாமக்கல் அவர்களால் பார்வை 1–ல் சுட்டிய ஆணையின் மூலம் நாமக்கல் மாவட்டம்/வட்டம்/ஊராட்சி ஒன்றியம், அணியார்

ஊராட்சி, சர்வமானிய அணியார் கிராமம், சர்வே எண்.15/2A–ல் 3563.0 ச.மீ பரப்பளவு மற்றும் நாமக்கல் மாவட்டம்/வட்டம்/ஊராட்சி ஒன்றியம், அணியார் ஊராட்சி, ஜோடிகை அணியார் கிராமம், சர்வே எண்.15/1B2–ல் 5962.0 ச.மீ ஆக மொத்தம் 9525.00 ச.மீ (அ) 2.35 ஏக்கர் பரப்பளவிற்கு ஒப்புதல் அளிக்கப்பட்ட SWP/DTCP/NAMAKKAL/LAYOUT NO:64/2024 என ஒப்புதல் அளிக்கப்பட்டதில், அனுமதி ஆணையில் "சர்வே எண்.15/1B2" –க்கு "சர்வே எண்.15/2B2" என தவறுதலாக குறிப்பிடப்பட்டுள்ளதை சுட்டிக்காட்டி அதனைத் திருத்தம் செய்து உத்தரவு வழங்குமாறு கோரியுள்ளார்.

மனுதாரரின் கோரிக்கை பரிசீலிக்கப்பட்டு, கீழ்கண்டவாறு தெரிவிக்கப்படுகிறது.

"ஏற்கனவே பார்வை 1–ல் சுட்டிய உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், நாமக்கல் அவர்களின் மனைப்பிரிவு அனுமதி ஆணையில் மனைப்பிரிவில் "சர்வே எண்.15/2B2" என குறிப்பிடப்பட்டுள்ளதை "சர்வே எண்.15/1B2" என திருத்தப்படுகிறது".

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு இயக்குநர்,
நாமக்கல்.

நகல்

1. MR.K.BALAN,
   S/O.MR.KULANDAISAMY,
   DOOR NO:3/98,POOSARIPATTIPUDUR,
   KOODACHERI POST,
   PARAMATHIVELUR TALUK,
   NAMAKKAL DISTRICT.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No:1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore,
   Chennai – 600 008.

3. சார்பதிவாளர்,
வேலகவுண்டம்பட்டி சார்பதிவாளர் அலுவலகம்,
திருச்செங்கோடு வட்டம்,
நாமக்கல் மாவட்டம்.

4. உதவி இயக்குநர்(நில அளவை),
நாமக்கல் மாவட்ட ஆட்சியர் அலுவலகம்,
நாமக்கல் வட்டம்,
நாமக்கல் மாவட்டம்.

5. வட்டாட்சியர்,
வட்டாட்சியர் அலுவலகம்,
திருச்செங்கோடு வட்டம்,
நாமக்கல் மாவட்டம்.

6. மேற்பார்வையாளர்,
தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகம்,
நாமக்கல்.