Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/ DS9M4NWP/19526/2023/2024/TCP Date : 16/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The President,
Agrahara Nattamangalam Panchayat,
Vazhappadi Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Layout – Salem District Town and Country Planning Office -Salem Local Planning Area - Salem District - The proposal for Residential Layout with an extent of 1.590 Acre 6433 Sq.m in Vazhappadi Taluk – Ayothiyapattinam Panchayat Union - Agrahara Nattamangalam panchayat and Village – S.No. 35/4D2, 35/4C- Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr.C.Jayaprakasam and Mrs. J. Vijayalakshmi, Salem District, Application Ref No: DS9M4NWP (F.No.19526), Dated: 11.12.2023.
2.Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
3.District Town and country planning Office, Salem District Letter No: SLM/ DS9M4NWP/19526/2023/2024/TCP (Road pattern issued on dated: 22.01.2024)
4.Applicant Mr.C.Jayaprakasam and Mrs. J. Vijayalakshmi, Application Ref No: DS9M4NWP (F.No.19526), (Gift deed document No:406/2024, Dated: 24.01.2024 (LOCAL BODY) and 470/2024, Dated: 30.01.2024 & 736/2024, Dated : 08.02.2024 (TANGEDCO).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department ofMunicipal Administration and Water Supply, Dated: 31.01.2020.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
12.Demand payment Request Letter, Dated: 22.01.2024 and 10.02.2024 (requiring payment of OSR Fees and Centage Fee).
13.Applicant Mr.C.Jayaprakasam and Mrs. J. Vijayalakshmi, Salem District, Application RefNo: DS9M4NWP (F.No.19526), Dated. 31.01.2024 and 11.02.2024 (Payment of OSR Fees and Centage Fee).
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:105, Housing and Urban Development Department, Dated: 22.03.2005.

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 3rd cited above.

On receiving the gift deed soft copy from the applicant vide through online 4th cited above, and on receiving the paymentof charges such as OSR Fees and Centage charges vide under reference 13th cited above, the Planning Permission isissued 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 PLANNINGPERMISSION NO: 12/2024 and SWP/DTCP/SALEM/LAYOUT NO: 40/2024. The approved layout Plan is enclosed herewithfor taking further action in
this regard. The applicant should submit the Original Gift Deed of 4th cited above to the President, Agrahara Nattamangalam 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 11th, 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 8th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 6th 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 thecase 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 9th cited and 10th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No. sub-division in favor 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 Departmentsmust be followed scrupulously.

5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.9650/- Dt: 11.12.2023.
OSR charges : Rs.588737/- Dt: 31.01.2024
Centage Charges : Rs.10500/- Dt: 11.02.2024.
Development Charges : Rs.12866/-Dt: 11.02.2024.

Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plotcontrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the priorapproval 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 approvedLayout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plotbefore fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other thanthe plots selected for public purposes. Also, only in those places where the land use is requested to be changed, onlythose developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body onlyafter 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 theedge 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 9.00meters 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 CountryPlanning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by thelocal 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, theapproved layout plan shall be permanently published at the entrance of the layout without any change / release fir publicview through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of thelayout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it isalso submitted that no right can be asserted on the ground that subdivision has been approved where there is no actualtitle to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are foundto beincorrect 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 CountryPlanning 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 becompulsorily provided to the purchasers while selling plots for sale.

Copy to:
1. Mr.C.Jayaprakasam and
Mrs. J. Vijayalakshmi,
1/115, Belur Main Road,
Agrahara Nattarmangalam Village,
Salem District – 636 106.

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

3. Tashildar,
Vazhappadi Taluk,
Salem District.

4. Sub-Registrar,
Ayothiyapattinam Sub-Registrar Office,
Salem 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. Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Salem Electricity Distribution Circle,
Salem District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9650	11/12/2023
2	OSR Fee	588737	31/01/2024
3	Centage Charges	10500.00	11/02/2024
4	Development Charges	12866.00	11/02/2024
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Salem
Date:2024.02.16 10:14:05