

Town and Country Planning Department(Planning Permission)

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

ROC No. 412/2023 - P.D/2023/TCP

Date : 13/09/2023

From:

Joint Director / Deputy Director / Assistant Director
No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

To :

The President,
Melapuliur Panchayat,
Perambalur Taluk,
Perambalur.

Sir/ Madam,

Sub : Residential Layout – District Office of the Deputy Director of Town and Country Planning, Perambalur - Perambalur District - Perambalur Taluk/Perambalur Panchayat Union - Melapuliur East Village – S.F.No. 110/1B, 110/6B - extent of 4979.00 sq.m or 1.23 Acre - Technical clearance issued - forwarded for further action - Reg

Ref : 1. Applicants Tmt. Annapurani Perambalur Letter No. E5RIESWX/13463/2023, Dated: 05.07.2023.

2. District Town and country planning Office, Perambalur District Letter No.412/2023-PD. (Road pattern issued on dated: 17.08.2023).

3. Joint Director Agriculture department, Letter No. E2/4029/2023, Dated: 23.06.2023.

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

5. Applicant Tmt. Annapurani, Perambalur, Dated: 26.08.2023. (Gift Deed No.6315/2023, Dated: 26.08.2023)

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 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, 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: 07.09.2023. (Requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).

15. Applicant Tmt. Annapurani, Perambalur Letter, Dated: 08.09.2023. (Payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).

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

R. Annapurani

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur district, Perambalur Taluk/
Perambalur Panchayat Union, Melapuliur East Village, S.F.No. 110/1B, 110/6B with extent of 4979.00 sq.m or 1.23 Acre 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 17.08.2023. Further the applicant Tmt. Annapurani, Perambalur his gift deeded the road, road splay and park areas has been handed over to the Melapuliur Village on 26.08.2023. Hence, the proposed Residential layout has been approved and the Approval No. is LA/DTCP(PD). No.25/2023. 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. 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

R-Annapoorhi

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.7,469/-
- OSR Charges – Rs.52,530 /- Remitted through Online.
- Centage Charges – Rs.13,500 /-
- Flag Day Fund DD – Rs. 6,000 /- Remitted by Demand Draft.

Conditions:-

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects

a) Title or ownership of the site or building.

b) Easement Rights.

c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on

record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials use.

e) Quality of building services and amenities the construction of building.

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots

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contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.

7. The hollow portion of the layout should be raised to street level.

8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.

9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.

10. a. Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
b. When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority.
Evidence of handing over of public spaces to the local body should also be attached.

11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.

12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.

13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.

16. Before giving final concurrence, the local body should check the site whether levelled to road level. After confirming the site is levelled to road level, give final concurrence.

17. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.

18. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled.

Copy to:

1. Tmt. Annapoorani

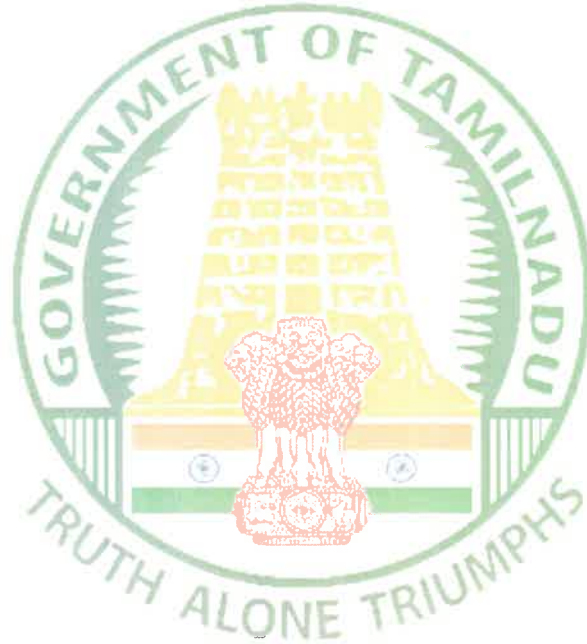
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No:72,Middle Street,
K.Puthur,Thirupayer,

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

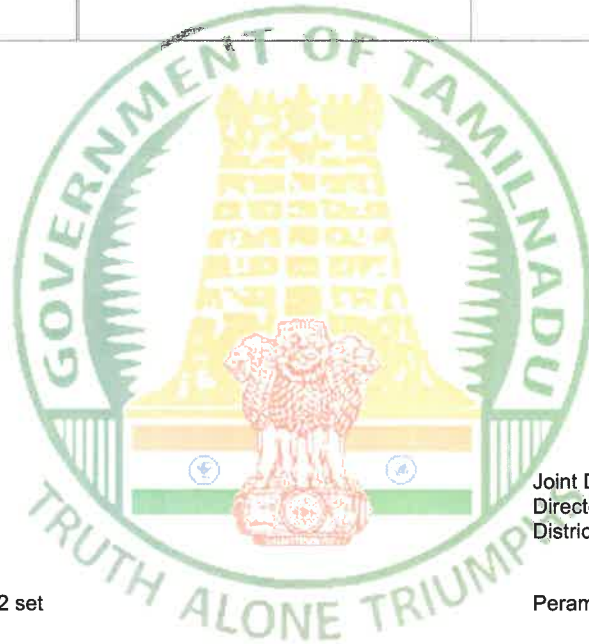
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi-Irwin Road Bridge Road,
Egmore, Chennai – 600 008.

4. Stock File Copy.



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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7469	13/07/2023
2	OSR Fee	52530	30/08/2023
3	Centage Charges	13500.00	08/09/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Perambalur District.

Document certified by Sridhar Micheal.

Signed by: Deputy Director
Location: Perambalur
Date: 2023.09.13 13:18:54



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