Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/ Z0TNPXDT /13239 /2023/TCP Date : 25/10/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Masinaickenpatti Panchayat,
Ayothiyapattinam Panchayat Union,
Valapady Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Layout - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District – Valapady Taluk - Ayothiyapattinam Panchayat Union – Masinaickenpatti Panchayat and Village – S.F.Nos. 34/1C2, 34/1D, 34/1E3 – Site Extent- 0.5575 Acre or 2260.00 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicant Mr.A.Muthuraman and Four Others- Online Application No. Z0TNPXDT, Dated: 28.06.2023
2. District Town and Country PlanningOffice, Salem District, Road Pattern Issued on dated: 29.08.2023
3. Applicant Mr.A.Muthuraman and Four Others, Letter dated Gift deed (Local Body) document no. 6126/2023, dated: 25.09.2023 and Gift deed (TANGEDCO) document no. 6125/2023, dated: 25.09.2023.
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 of Municipal Administration and Water Supply dated 31.01.2020.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
13. Demand payment Request letter dated 06.10.2023 (Requiring payment ofCentageCharge&Development Charge).
14. Applicant Mr.A.Muthuraman and Four Others, letter dated.10.10.2023 (Payment of Centage Charge&Development Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Salem Local Planning Area, Salem District, Valapady Taluk, Ayothiyapattinam Panchayat Union, Masinaickenpatti Panchayat and Village, S.F.Nos. 34/1C2, 34/1D, 34/1E3, Site Extent- 0.5575 Acre or 2260.00 Sq.m.
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Salem District Town and Country Planningon 29.08.2023. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 28.08.2023. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/SALEM/LAYOUT No.251/2023 & Planning Permission No.93/2023 and enclosed with 2 set of original maps and gift deeded documents

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 proceedings to this office immediately.

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 acknowledgment of receipt of having receipt of maps and proceeding orders.

5. As per circular in 11thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions
1. a) With reference to the 6th cited and 7th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in 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 applicants 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. With reference to the 9thcited and 10thcited letter, the concern local body must issue the final approval after transfer of earmarked road, PP-1 site areas 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. 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, is 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.

5. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.3390.00, Dated: 28.06.2023
OSR Charges – Rs. 10054.00, Dated: 05.10.2023
Centage Charges - Rs.2700.00, Dated: 10.10.2023
Development Charge – Rs. 4520.00, Dated: 10.10.2023

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 6126/2023, dated: 25.09.2023 - Original

Copy to
1. Mr.A.Muthuraman, Mrs.A.Amravathi, Mr.A.Elaya Thirumal,
Mrs.A.Perumayee, and Mr.A.Radhakrishnan,
D.No.: 4/249, Ramakrishnapuram,
Masinaickenpatti,
Salem District-636204.– 1 Set

2. The Block Development Officer,
Ayothiyapattinam Panchayat Union
Valapady Taluk,
Salem District. – 1 Set

3. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 – 1 Set
4. Sub-Registrar,
Ayothiyapattinam Sub-Registrar Office,
Salem District – 1 Set

5. Assistant Director,
Survey Land Records,
SalemDistrict– 1 Set

6. Tahsildar,
Valapady Taluk,
Salem District – 1 Set

7.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udaiyapatti Electricity Distribution Circle,
Salem District –1 Set and Gift deed document no. 6125/2023, dated: 25.09.2023 - Original

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3390	28/06/2023
2	OSR Fee	10054	05/10/2023
3	Centage Charges	2700.00	10/10/2023
4	Development Charges	4520.00	10/10/2023
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:2023.10.25 12:29:50