

Town and Country Planning Department(Planning Permission)

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



ROC No. NKL/76T8BOYR/20320/2024/TCP

Date : 24/02/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,
Pattanam Muniyampalayam Panchayat,
Rasipuram Panchayat Union,
Rasipuram Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office,Namakkal- The proposal for Residential Layout with an extent of 1.36 Acres (or) 5500.00 Sq.m in bearing S.F.No:58/3A,58/3B- Pattanam Muniyampalayam Village/ Panchayat- Rasipuram Panchayat Union/Taluk-Namakkal District-Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr.K.PALANISAMY AND Mr.K.SENTHILKUMAR, Salem District, Application Ref No: 76T8BOYR (F.No.20320), Dated.22.12.2023.
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: E4/274/2023, Dated:31.01.2024 (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 LetterNo: NKL/76T8BOYR/20320/2023 (Road pattern issued on dated: 09.02.2024)
6. Applicant Mr.K.PALANISAMY AND Mr.K.SENTHILKUMAR, Salem District, Application Ref No: 76T8BOYR (F.No.20320), (Gift deed document No: 1089/2024 & 1088/2024(LOCAL BODY) & (TANGEDCO), Dated: 20.02.2024).
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:09.02.2024 and 23.02.2024 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr.K.PALANISAMY AND Mr.K.SENTHILKUMAR, Salem District, Application Ref No: 76T8BOYR (F.No.20320), Dated. 22.02.2024and 24.02.2024 (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 Village Administrative Office, Pattanam Muniampalayam Group vide Letter Dated:12.12.2023.

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

14. 10/2024
K. Senthil Kumar

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appropriate competent court. The Directorate of Town

and Country Planning Department is not the right organization to decide this.

7. If a High 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. 8250/- dt.26.12.2023.

OSR charges : Rs. 47209/- dt.22.02.2024.

Centage Charges: Rs.9900/- dt.24.02.2024.

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.

Copy to:

1. MR.K.PALANISAMY AND MR.K.SENTHILKUMAR,
DOOR NO:6/166,SELLAKUTTI VALAVU,
SUNDMETTUR POST,
A.PUDUR,
KONGANAPURAM,
SALEM -637102.

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

14. Pooja

K. Dargabeni

3. Tashildar,
Rasipuram Taluk,
Namakkal District.

4. Sub-Registrar,
Rasipuram 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.

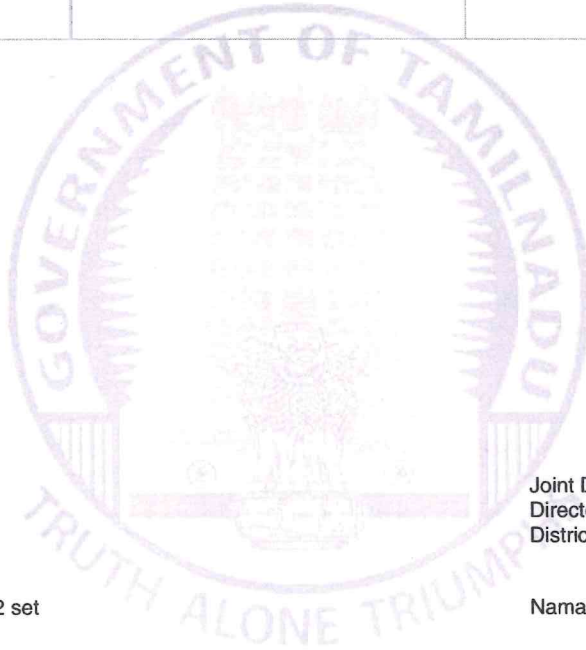
6. Superintendent Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District.



14. [Signature]

K. [Signature]

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8250	26/12/2023
2	OSR Fee	47209	22/02/2024
3	Centage Charges	9900.00	24/02/2024
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: 2024.02.24 19:34:57



14.10.2023
K. G. S. S. S. S. S.