Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

ROC No. NKL/ ZU8KR6G0/38525/2024/TCP Date : 09/12/2024

From:

Joint Director / Deputy Director / Assistant Director

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

To :

The Commissioner,
Namakkal Corporation,
Namakkal Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Subdivision -District Town and Country Planning Office, Namakkal- The proposal for Residential Subdivision with an extent of 0.1550 acres or 634.00 sqm in S.No. 309/3A1A2 of Mudhalaipatti Village - Namakkal Corporation (Non-Planning Area) & Taluk- Namakkal District- Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.P. Palanisamy, Namakkal District, Online Application Ref No: ZU8KR6G0 (F.No.38525), Dated: 28.11.2024.
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. E4/12248/2024, Dated: 05.11.2024 [0044-2024] (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/ ZU8KR6G0/38525/2024/TCP (Road pattern issued on dated: 04.12.2024)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13. 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.
14. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].
15. Demand payment Request Letter, Dated: 04.12.2024 & 09.12.2024. (requiring payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
16. Applicant Mr.P. Palanisamy, Namakkal District, Online Application Ref No: ZU8KR6G0 (F.No.38525), Dated.09.12.2024. (Payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

****

The Application seeking Technical Concurrence for the proposed formation of Sub division to an extent of 0.1550 Acres or 634.00 sqm in S.No. 309/3A1A2
of Mudhalaipatti Village, Namakkal Corporation & Taluk, Namakkal District was processed as per the rules

prevailing and after perusing the records and
after conducting inspection.
According on receiving the payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges vide under reference 16th cited above, the
Technical Concurrence is issued for the proposed sub-division conditions mentioned below:
Plot No.1 – abcd –278.73 Sq.m
Plot No.2 – cdef – 355.27 Sq.m
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 309/2024.The
approved Sub-Division Plan is enclosed herewith for taking further action in this regard.
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 12th, 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 9th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 7th 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 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 10th cited and 11th 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 Departments must 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. The Plan shown is approved sub-division plan should be used only for the construction of residential building. Also only is that place where the
land use is requested to be changed; only those developments mentioned in Residential use zone as per TNCDBR-19 should be allowed by the Local body
after obtaining the prior approval of the department.
7. 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)
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.951.00/- Dated.28.11.2024.
OSR Charge : Rs.273254.00/- Dated.09.12.2024.
Centage Charges : Rs.900.00/- Dated. 09.12.2024.
Development Charges : Rs.1268.00/- Dated. 09.12.2024.
Sub Division Charges : Rs.1500.00/- Dated. 09.12.2024.

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.

Assistant Director,
District Town and Country Planning

office,

Namakkal.

Copy To:-

1. Mr.P.Palanisamy,
346, East Saalai Mudhalaipatti,
Mudalaipatti,Namakkal-637 003.

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

3. Tahsildar,
Namakkal Taluk,
Namakkal District.

4. Sub-Registrar,
Joint I 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	951	28/11/2024
2	OSR Fee	273254	09/12/2024
3	Centage Charges	900.00	09/12/2024
4	Development Charges	1268.00	09/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1500.00	09/12/2024

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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate