Town and Country Planning Department(Planning Permission)

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

ROC No. 8K5X0LHE/41497/2025/PD/2025/TCP Date : 24/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer
Poolambadi Town Panchayat Office,
VeppanthattaiTaluk,
Perambalur District.

Sir/ Madam,

Sub : Residential Layout – Perambalur District Town and Country Planning office - Perambalur District – Veppanthattai Taluk – Poolambadi Town Panchayat – Poolambadi East Village - Comprised in S.F.Nos:271/4A;310/2A with site extent of 34155.00 Sq.m or 8.44 Acres– Technical Concurrence received from Directorate of Town and Country Planning, Chennai - Technical Clearance Issued - Forwarded for further action - Reg.

Ref : 1. Applicant.Thiru.T.N.Balamurugan and K.Ravirajan,Kallakurichi,Layout application received through online vide. 8K5X0LHE/41497/2025,Dated:
08.02.2025.

2. The Deputy Director, Peramblur District Town and Country Planning office Inspection Report of Online Application No.8K5X0LHE/41497/2025, Dated:
10.02.2025.

3. The Directorate of Town and Country Planning Department, Chennai Letter No.8K5X0LHE/41497/2025/TCP-2. (Road pattern issued on dated:
02.04.2025).

4. Joint Director of Agriculture department, Perambalur, Letter No. U4/0743/2025, Dated: 01.02.2025.

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

6. Applicant.Thiru.T.N.Balamurugan and K.Ravirajan,Kallakurichi, Dated: 12.06.2025. (Gift Deed No.1450/2025, Dated:25.04.2025 and Rectification Deed
No.2094/2025, dated.06.06.2025)

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

9. 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.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

12. Government Letter No.19113 / UD4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

15. The Directorate of Town and Country Planning Department, Chennai LetterNo. 8K5X0LHE/41497/2025/TCP-2,Dated 20.06.2025(Technical Concurrence
issued).

16. Demand payment Request on Dated: 21.06.2025(Requiring payment of Centage Fee and Development Charge).

17. Applicant.Thiru.T.N.Balamurugan and K.Ravirajan,Kallakurichi, Dated: 21.06.2025(Remitted of Centage Fee and Development Charge).

18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

19. G.O.141, Housing and Urban DevelopmentDepartment, Dated:16.07.2022

20. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024.

21. The Chairperson, Tamilnadu Real Estate Regulatory Authority, Chennai circular letter No.TNRERA/A3/1678/2025, Dated.07.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District,Veppanthattai Taluk,Poolambadi
Town Panchayat,Poolambadi East Village, Comprised in S.F.Nos:271/4A;310/2A with site extent of 34155.00 Sq.m or 8.44 Acreshas applied to the District
Town and Country Planning Office, Perambalur for concurrence.
The Online application received for the issuance of concurrence for the Residential layout vide under reference 1st cited above. The Deputy Director of
Perambalur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. The 3rd cited letter, road pattern for
Residential Layout has been issued by the Directorate, Chennai on 02.04.2025 and the application was processed and letter issued directing the applicant to
handover the land earmarked for Road, Park, Local body and TANGEDCO to the appropriate authority.Further the applicant.Thiru.T.N.Balamurugan and
K.Ravirajan,Kallakurichi has gift deeded the road, road splay and Common areas has been handed over to The Executive Officer,Poolambadi Town
Panchayat vide reference 6th cited above.

On receiving the Gift deed soft copy from the applicant through online 6th cited above, in the reference 15th cited, Technical Concurrence has issued by
the Directorate as per the Layout conditions mentioned below. The Concurrence number assigned to the Layout is LP/DTCP No:62/2025.
Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

1. The applicant should submit the original Gift deed to the concerned local body.

2. 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.

3. 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.

4. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.

5. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO (B) are handed over to
the concerned local authority and its original deed is received.

6. 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 10th and 11th 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 12th and 13th 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 instruction given by TNRERA.

5. Plots reserved for Economically Weaker Section (EWS) should not beamalgamated or rearranged. But in rural areas, if the EWS plots are notsold out
more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated:31.01.2020, should be applied in
appropriate permission foramalgamation of EWS plots.

6. The applicant shall adhere to the guidelines provided by the TNRERA in 21st reference cited.

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.51,308/-, Date: 08.02.2025.
• Centage Charges – Rs.58,500./-, Date: 21.06.2025.
• Subdivision Charges – Rs.78,000/-, Date: 21.06.2025.
• Development Charges - Rs.51,307.50/-, Date: 21.06.2025.
• OSR Area – Handed over to the Local Body.

Copy to:

1. Thiru.T.N.Balamuruganand K.Ravirajan,
No.136b/6, 3rd Cross Street,
VOC Nagar,
Kallakurichi Taluk,
Kallakurichi District – 606202.

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

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	51308	08/02/2025
2	OSR Fee		
3	Centage Charges	58500.00	21/06/2025
4	Development Charges	51307.50	21/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	78000.00	21/06/2025

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

Perambalur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Perambalur
Date:2025.06.24 12:51:01