Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/8HRFOZ74 /2064 / 2022 / TCP Date : 17/03/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Commissioner,
Salem Corporation,
Salem District.

Sir/ Madam,

Sub : Residential Layout - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District – Salem West Taluk – Salem Corporation – Mitta Ayyamperumampatti Village, (Old SF No.18/2B1A part, 18/2B2 part, 19/2B part, 19/3A part, 19/5B part, 19/6A part, and 19/6B part) New Ward – E, Block-4, T.S.No. 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/12, 2/22, 2/23, 2/26, 8/8 8/23 and 8/24 – Extent of 8.18 Acre (or) 33098.00 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1.Director of Town and Country Planning,Chennai Order No.Roc no. 8HRFOZ74/2022/TCP4 date.14.02.2023
2.Applicant Mr.R.Jagadeesan - Online Application No.8HRFOZ74, Dated: 20.10.2022
3.Director of Town and country planning Office,Chennai Letter No. 8HRFOZ74/2022/TCP4 dt. 01.12.2022, Road Pattern Issued on dated: 01.12.2022
4.Applicant Mr.R.Jagadeesan Letter dated Gift deed (Local Body) document no. 60/2023, dated: 04.01.2023 and Gift deed (TANGEDCO) document no. 61/2023, dated: 04.01.2023.
5.Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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.181, Housing and Urban Development Department, dated 09.12.2020.
9.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10.Government Letter No.19113/UD4(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 14.10.2019.
14.Demand payment Request letter dated 09.03.2023 (Requiring payment of Centage Charge & Development Charge).
15.Applicant Mr.R.Jagadeesan letter dated 13.03.2023 (Payment of Centage Charge & Development Charge).

With reference to the letter in the 2nd cited, applicant has requested for the approval of residential layout in Salem Local Planning Area - Salem District – Salem West Taluk – Salem Corporation – Mitta Ayyamperumampatti Village, (Old SF No.18/2B1A part, 18/2B2 part, 19/2B part, 19/3A part, 19/5B part, 19/6A part, and 19/6B part) New Ward – E, Block-4, T.S.No. 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/12, 2/22, 2/23, 2/26, 8/8 8/23 and 8/24 – Extent of 8.18 Acre (or) 33098.00 Sq.m forwarded to Director of Town and Country Planning for Concurrence.
In the continuation to that the application was forwarded to Director of Town and Country Planning for Concurrence with reference to the letter 3rd cited, road pattern for the residential layout has been issued by the Director on 01.12.2022. Further the applicant has gifted road and road splay and park areas to the concerned local body by a registered gift deed on 04.01.2023. Hence, the technical clearance issued for the residential layout is given

by Director of Town and Country Planning,Chennai Order No.Roc no. 8HRFOZ74/2022/TCP4 dated. 14.02.2023 with following conditions.

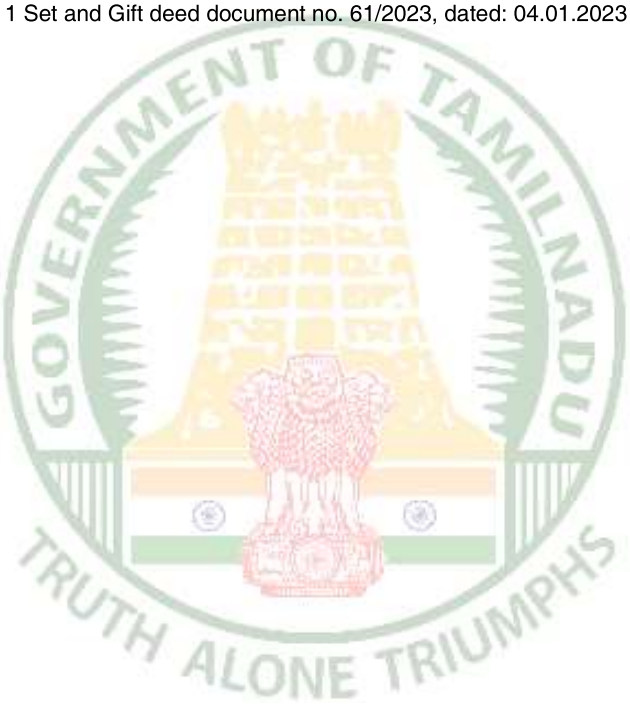
1.As per the condition, Technical Concurrence has been issued for the Residential Layout with number LP/DTCP No.15/2023 Planning Permission of salem LPA is issued hereby with a number Planning Permission No.55/2023 and enclosed with 2 sets of original maps and original registered gift deed documents has been forwarded along with 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 is issued by 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 for the action.
4.It is also requested to send acknowledgment of receipt of maps and proceeding orders.
5.As per circular in 12thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions
1.a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the site is located in the Municipal/Corporation areas, only after Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants, 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, Local bodies 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 10thcited and 11thcited letter, the concerned local body must issue the final approval after transfer of earmarked road, park areas in favour of concerned 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 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 Regulatory Authority. The applicant is hereby requested to follow the protocols as per instruction given by TNRERA.
4.According to the Circular no.12544/14/CB dated 04.07.2014, It is informed that the Directorate of Town and Country Planning Department has not legally certified the title of 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 rises any dispute on individual rights over it, they can settle it before the appropriate competent court of law. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
5.Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold even after a time period of 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 for amalgamation of EWS plots.
6.As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 49634.0, Dated: 20.10.2022
Centage Charges - Rs. 42600.0, Dated: 13.03.2023
Development Charge – Rs. 66196.0, Dated: 13.03.2023

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 60/2023, dated: 04.01.2023 - Original

Copy to
1. R.Jagadeesan
D.No. 5/1, JMJ House,

Sona Nagar,
Ayyamperumampatti,
Salem West,
Salem-636030 – 1 Set
2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 – 1 Set
3. Joint No.1 Sub-Register,
Salem West District-Register Office,
Salem District – 1 Set
4. Assistant Director,
Survey Land Records, Salem – 1 Set
5. Tahsildar,
SalemTaluk, Salem District – 1 Set
6. Superintendent Engineering,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udayapatti Electricity Distribution Circle,
Udayapatti, Salem District – 1 Set and Gift deed document no. 61/2023, dated: 04.01.2023 - Original



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	49634	12/01/0015
2	OSR Fee		
3	Centage Charges	42600.00	13/03/2023
4	Development Charges	66196.00	13/03/2023
5	Display Board Charges		
6	Satellite town charge		



Document certified by Selvaraj S.

Signed by: Assistant Director
Location:Salem
Date:2023.03.17 17:45:48

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

Enclosure

1.Layout original map and Condition – 2 set