

Town and Country Planning Department(Planning Permission)

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

ROC No. NKL / JQIH51KR / 10769

/ 2022 / TCP

Date : 31/05/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,
87.Kavundampalayam Panchayat,
Elachipalayam Panchayat Union,
Tiruchengode Taluk
Namakkal District.

Sir/ Madam,

Sub : Residential Layout - Office of the District of Town and Country Planning - Namakkal District - Tiruchengode taluk - Elachipalayam Panchayat Union -87.Kavundampalayam Panchayat - Kumaramangalam Village- S S.No.144/2B2 at an Extent 1.3050 Acres or 5281.10 Sq.m- Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicant MR.KESHAVAN AND FOUR OTHERS, Letter Dated:04.04.2023
2. District Town and country planning Office, Namakkal District Letter No: NKL / JQIH51KR / 10769 / 2023, (Road pattern issued on dated:20.04.2023).
3. Joint Director Agriculture department, Letter No:4/2428/2023, Dated:10.03.2023
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant MR.KESHAVAN AND FOUR OTHERS, Letter dated:20.05.2023 (Gift deed document No. 4063/023 (LOCAL BODY)and 4064/2023 (TANGEDCO), dated: 17.05.2023).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and WaterSupply,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, Housing and Urban Development Department, Dated: 09.12.2020
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: 20.04.2023 and 26.05.2023 (Requiring payment of OSR Charge and Centage Fee).
15. Applicant MR.KESHAVAN AND FOUR OTHERS, Dated: 20.05.2023 and 26.05.2023 (Payment of OSR Charge and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Namakkal District, Tiruchengode taluk, Elachipalayam Panchayat Union,87.Kavundampalayam Panchayat, Kumaramangalam Village, S S.No.144/2B2 at an Extent 1.3050 Acres or 5281.10 Sq.m forwarded to Assistant Director of Town and Country Planning, Namakkal for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential has been issued by the Assistant Director, Namakkal District Town and Country Planning on 20.04.2023. Further the Applicant MR.KESHAVAN AND FOUR OTHERS, has submitted the gift deed for the road, road splay and Park areas has been handed over to The Panchayat President, 87.Kavundampalayam Panchayat on 17.05.2023 (Gift Deed No:4063/2023)& for TANGEDCO Gift Deed document No:4064/2023, Dated:17.05.2023. Further the applicant has paid the Centage Charge on 26.05.2023. Hence, this residential layout given approval with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/NAMAKKAL/LAYOUT NO:202/2023 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 conditions 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 receiving Maps and Proceeding orders.

5. As per circular cited in 13th, 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 8th cited and 10th cited letter, 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 applicant 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 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 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, PP-1 areas S.F.No sub-division 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. 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 conversation 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)

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 entitlement to development is verified in the documents submitted with the applicant 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.

Enclosure:

Layout Original Map and Condition - 2 SETS

Copy to:-

1. MR.KESHAVAN AND FOUR OTHERS,
D.NO:35/12, MAHALAKSHMI GARDEN,
TIRUCHENGODE,
NAMAKKAL - 637211 - 1 SET

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

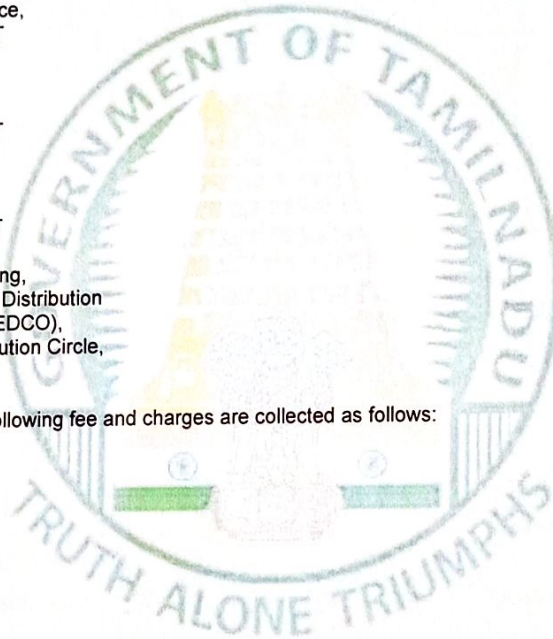
3. Sub-Registrar,
Tiruchengode Register Office,
Namakkal District. - 1 SET

4. Assistant Director,
Survey Land Records,
Namakkal District. - 1 SET

5. Tashildar,
Tiruchengode Taluk,
Namakkal District. - 1 SET

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District. - 1 SET

As per TNCDBR-2019 the following fee and charges are collected as follows:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7930	05/04/2023
2	OSR Fee	149984	20/05/2023
3	Centage Charges	9000.00	26/05/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Namakkal District.

Document certified by Manimekalai.A.

Signed by: Assistant Director
Location: Namakkal
Date: 2023 05 31 18 48 23



திருமதி. **பா. அபிராமி மூர்த்தி** M.C.A.,

ஊராட்சி மன்ற தலைவர்

87, கவுண்டம்பாளையம்,

குமரமங்கலம் (PO), நாமக்கல் மாவட்டம். (தமிழ்நாடு)

புள்ளி.

தேதி ...30.08.2023...

உயர்நீதி, சாள் பதிவாளர் அலுவலர்
சிறீரெங்கேகோடு..

பேர,

புள்ளி அவர்தான் டிரைவர் புகாரில் - 87 கவுண்டம்பாளையம்
- ஊராட்சி - குரமங்கலம் திரைப் த. எண், 144/2B2
- 5281-10 ச.கீ.பி மனை புகாரிக்கு தடயங்களை
- சான்ற ஆவண சம்பந்தமாக.

அவர்தான் டிரைவர் ஊராட்சி புகாரில் 87 கவுண்டம்பாளையம்
ஊராட்சி புகாரில் குரமங்கலம் திரைப் த. எண் 144/2B2
- 5281-10 ச.கீ.பி புகாரின் அமைப்பில் புகாரின்
மனை புகாரின் ஊராட்சியின் சிறீரெங்கேகோடு உயர்
மனை புகாரின் புகாரின் புகாரின் புகாரின்
- தடயங்களை சான்ற ஆவண டிரைவர்.

B. Keely

தலைவர்
ஊராட்சி மன்றம்,
87, கவுண்டம்பாளையம்

87 கௌடம் பண்ணம்... ஊராட்சி மன்றம்

கூட்ட நடவடிக்கைகளின் நகல்

20.23 -ம் ஆண்டு மாதம் 27.07.23 - நாள் கிழமை

காலை/மாலை மணிக்கு 87 கௌடம் பண்ணம் ஊராட்சி மன்ற அலுவலகத்தில் நடைபெற்ற
மேற்படி ஊராட்சியின் சாதாரண/அவசர/சிறப்புக் கூட்ட நடவடிக்கை நகல்

முன்னிலை : திருவ. B. அபதாஸ், தலைவர் அலகன்.

தலைவர் உட்பட கலந்து கொண்டவர்களின் எண்ணிக்கை : 10

பொருள் - 12

தீர்மானம் - 12 -

87 கௌடம் பண்ணம்
ஊராட்சி குடிசை பக்கம் தராத
சுருள் எண், 144/2B2ல்
5281-10 த.க.ப.ப. பரப்பளவு
அளவீடு பட்டணம் 296 க்கான
ஒதுக்கீடு பணம் பரிசீலனை
அதிகாரம் அங்கு 6 மீட்டர்
அளவு உள்ளது.

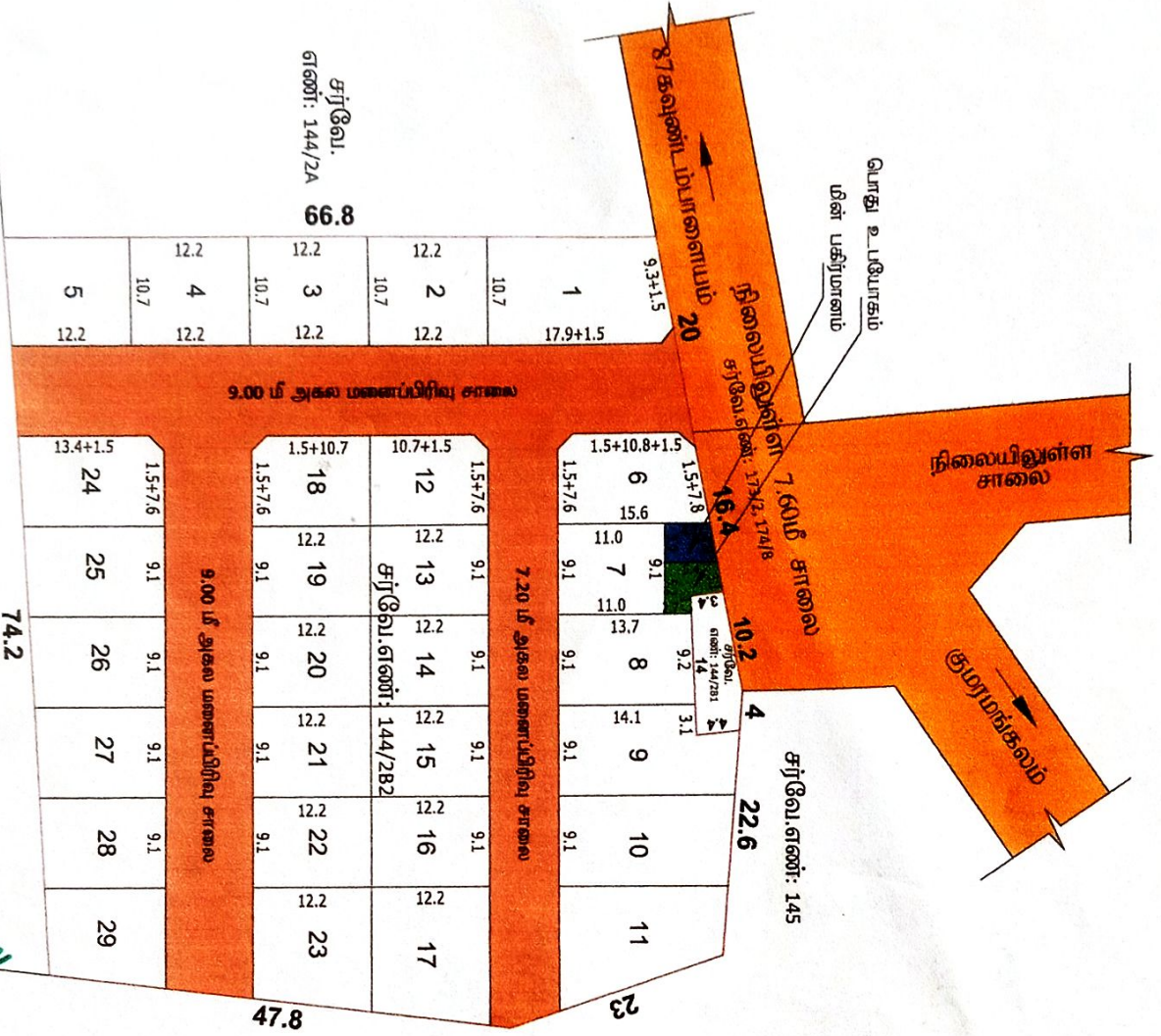
அதிகாரம் பட்டி -

(தலைவர் அலகன்)

B. அபதாஸ்
தலைவர்
ஊராட்சி மன்றம்,
87 கௌடம் பண்ணம்

(உண்மை நகல்)
(ஒப்பம்)

..... ஊராட்சி



சர்வே.
எண்: 144/2A
66.8

சுஜீவோ.எஸ்: 144/4A

74.2

சர்டீஸை.
எண்: 145

97 Asplenium platyneuron L.

[illegible]

ප්‍රකාශන අංකය : 1400 (1993)
ප්‍රකාශන දිනය : 1993

[illegible]

1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2

1. *Staphylococcus aureus* 15665 $\pm$ 6.6
 2. *Staphylococcus aureus* 21.09 $\pm$ 0.65 %
 3. *Staphylococcus aureus* 19.71 $\pm$ 0.51 %
 4. *Staphylococcus aureus* 19.71 $\pm$ 0.51 %

உத்தரவு அமர்வுகளின் விவரம்	
1. 8.00 மீ செஸ்ஸு 1	= 618.20 ரூபீ
2. 7.20 மீ செஸ்ஸு 2	= 424.08 ரூபீ
3. 9.00 மீ செஸ்ஸு 3	= 506.70 ரூபீ
4. 1.5X1.5 ரீசைஸ் குளத்து 6 எண்ணம்	= 6.87 ரூபீ
உதரவுகள் மொத்தம்	= 1553.05 ரூபீ

APPROVAL No.: SWP / DTCP / NAMAKKAL LAYOUT No.: 202 / 2023

உதவி இயக்குநர், அலுவலகம்,
மாநில நகர உரிமையுடைய

அரசன்

2825

[illegible]

தாள்: 30-08-2023.-

[illegible][illegible]

STANDARD

87 Goundampalayam, Parathavathurai, Tamil Nadu, India.

கையொப்பமும் இருந்தால்தான் செல்லுபடியாகும்

2. பணம் செலுத்துபவரின் கையொப்பம் தவறாகப் பெறப்பட வேண்டும் இடது கை பெருவிரல் ரேகை மற்றும் இனத்தில் அசல் மற்றும் நகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்

67. கவுண்டிங் மான்

1. Decorative
2. Tomato
3. Sketch
4. Leaf
5. Rakesh Bhat