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Town and Country Planning Department(Planning Permission)

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

ROC No. 570/2024 PD/2024/TCP

Date : 24/07/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Nochiyam Panchayat,
Perambalur Taluk,
Perambalur District.

Sir/ Madam,

Sub : Residential Layout - Perambalur District Town & Country Planning Office - Perambalur District / Taluk / Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.No: 331/4,5; 332/ 4A,4B,5A,5B1,5B2,5B3,5C1,5C2,5C3,5D,7,8 with an site extent of 4.95 Acres (or) 20031.94 sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants.Thiru.K.Vijayakanth And Four Others, Perambalur, Letter No. SZMRLVID/30477/2024, Dated: 12.07.2024.

2. District Town and country planning Office, Perambalur District Letter No.570/2024-PD. (Road pattern issued on dated: 16.07.2024).

3. Joint Director Agriculture department, Letter No. U4/4401/2024, Dated: 28.06.2024.

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

5. Applicants. Thiru.K.Vijayakanth And Four Others, Perambalur, Dated: 23.07.2024. (Gift Deed No.5861/2024, Dated: 18.07.2024)

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 / Nov 4 (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: 23.07.2024 (Requiring payment of Centage Fee).

15. Applicants. Thiru.K.Vijayakanth And Four Others, Perambalur, Dated: 24.07.2024. (Remitted of Centage Fee).

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

17. G.O.141, Housing and Urban Development, Dated:16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout Perambalur District, Perambalur Taluk, Perambalur
Panchayat Union, Nochiyam Panchayat, Nochiyam Village Comprised in S.F.No: 331/4,5; 332/
4A,4B,5A,5B1,5B2,5B3,5C1,5C2,5C3,5D,7,8 with an site extent
of 4.95 Acres (or) 20031.94 sq.m applied to the District Town and Country Planning Office, Perambalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 16.07.2024. Further
the applicants. Thiru.K.Vijayakanth And Four Others, Perambalur has gift deeded the road, road splay and park areas has been handed over to the
Nochiyam Panchayat on 18.07.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD). No.40/2024. Also,
Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

1. 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.

2. 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.

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

4. 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.

5. 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 8th and 10th 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 11th and 12th 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.

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.30,075/-, Date: 12.07.2024.
• Centage Charges – Rs.36,000/-, Date: 24.07.2024.
• OSR Charges – Handed over to Lcoalbody.

Copy to:
1. Thiru.K.Vijayakanth and Four Others,
89, Sekkadi Street,
Perambalur District - 621212.

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

3. Tamil Nadu Real Estate Regularatory 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	30075	12/07/2024
2	OSR Fee		
3	Centage Charges	36000.00	24/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Perambalur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Perambalur
Date:2024.07.24 18:48:26



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.

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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.



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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

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