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/H25IH5SB/45767/2025/TCP Date : 03/06/2025

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 Special Officer,
Unjanai Panchayat,
Elachipalayam Panchayat Union,
Tiruchengode Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.6014 Acres (or)6480.00 Sq.m in S.F.No: S.No. 3/1A3A2 & 5/10 – Unjanai Village & Panchayat- Elachipalayam Panchayat Union – Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.P.Palaniammal, Mr.P.Sivakumar & Mr.P.Senthilkumar, Namakkal District Online Application Ref No: H25IH5SB (F.No. 45767), Dated.115.04.2025.
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. E4/660/2025 [BWJ8JHGZ], Dated:29.01.2025.(Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/H25IH5SB/45767/2025/TCP (Road pattern issued on dated: 22.05.2025).
6. Applicants Mr.P.Palaniammal, Mr.P.Sivakumar & Mr.P.Senthilkumar, Namakkal District Online Application Ref No: H25IH5SB (F.No. 45767), Gift deed document No: 4104/2025
(LOCAL BODY) & 4106/2025 (TANGEDCO), Dated: 06.05.2025.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
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. 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.
15. 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].
16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. The Block Development Officer, Elachipalayam BDO Office, vide letter Roc.No.5155/2024/T2, Dated.27.01.2025. (Approach Road).
18. The Tahsildhar, Tiruchengode Office vide letter L.Dis.No.938/2025/A3, Dated. 24.02.2025.
19. Demand payment Request Letter, Dated: 22.05.2025 & 26.05.2025. (requiring payment of OSR Charge, Centage Fee , Development Charge & Sub Division Charges).
20. Applicants Mr.P.Palaniammal, Mr.P.Sivakumar & Mr.P.Senthilkumar, Namakkal District Online Application Ref

No: H25IH5SB (F.No. 45767), Dated. 23.05.2025 & 02.06.2025.
(payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
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The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after perusing the records and after conducting inspection
the applicant was directed to handover the portion of land earmarked for roads & public purposes meant for local body and TANGEDCO vide under reference 5thcited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as OSR Charge, Centage charge ,
Development Charge & Sub Division Charges vide under references 20th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 140/2025.The approved layout Plan is
enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Special Officer, Unjanai Panchayat,
Elachipalayam Panchayat Union and it 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 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 13th, 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 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 10th cited above.
1. a) 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 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after 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.
3.With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favour concern
local body.
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.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.
6. 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)
7. 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.
8. If a high voltage power 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.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.9720.00/- Dated.15.04.2025.
OSR Charge : Rs.152654.00/- Dated.23.05.2025.
Centage Charges : Rs.10800.00/- Dated. 02.06.2025.
Development Charges : Rs.12960.00/- Dated. 02.06.2025.
Sub Division Charges : Rs. 14400.00/- Dated. 02.06.2025.
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 & Country

Planning Office,

Namakkal.

Copy to:

1. Mr.P.Palaniammal, Mr.P.Sivakumar & Mr.P.Senthilkumar,
1/12, Allankaduputhur, Odakkadu,
Unjanai,Thiruchengode,
Namakkal- 637 205.

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

3. Tahsildar,
Tiruchengode Taluk,
Namakkal District.

4. Sub-Registrar,
Tiruchengode 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	9720	15/04/2025
2	OSR Fee	152654	23/05/2025
3	Centage Charges	10800.00	02/06/2025
4	Development Charges	12960.00	02/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14400.00	02/06/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Namakkal District.

Signature valid

Signed by: Assistant Director
Location:Namakkal
Date:2025.06.03 16:29:03