Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/5KKDHA2T/9259 /2023/TCP Date : 21/07/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Pillanallur Town Panchayat,
Raipuram Taluk,
Namakkal District

Sir/ Madam,

Sub : Residential Layout - Office of the District of Town and Country Planning - Namakkal District- Rasipuram Taluk – Pillanallur Town Panchayat/Village- S.F.No: 35/5B1,5C1,6B,6C at an extent of 2.25 Acres or 9137.00 Sq.m- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant MR.K NATARAJAN AND TWO OTHERS, Letter Dated:16.02.2023
2. District Town and country planning Office, Namakkal District Letter No: NKL/5KKDHA2T/9259 / 2023 (Road pattern issued on dated:31.05.2023).
3. Joint Director Agriculture department, Letter No:4/924/2023, Dated:07.02.2023
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020
5. Applicant MR.K NATARAJAN AND TWO OTHERS, Letter dated:04.07.2023 (Gift deed document No. 4236/2023 (LOCAL BODY) and 4237/2023 (TANGEDCO), dated: 20.06.2023).
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: 31.05.2023 and 20.07.2023 (Requiring payment of the OSR and Centage Fee).
15. Applicant MR.K NATARAJAN AND TWO OTHERS, Dated: 04.07.2023 and 20.07.2023 (Payment of the OSR 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, Rasipuram Taluk, Pillanallur Town Panchayat/Village, S.F.No: 35/5B1,5C1,6B,6C at an extent of 2.25 Acres or 9137.00 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 31.05.2023. Further the Applicant MR.K NATARAJAN AND TWO OTHERS, has submitted the gift deed for the road, road splay and Park areas has been handed over to The Executive Officer, Pillanallur Town Panchayat on 20.06.2023 (Gift Deed No:4236/2023)& for TANGEDCO Gift Deed document No:4237/2023, Dated: 20.06.2023. Further the applicant has paid the Centage Charge on 20.07.2023. 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:254/2023 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.K NATARAJAN AND TWO OTHERS,
S/O.KUPPUSAMYGOUNDER,
VEPPAMPATTYPUDUR,
NAMAKKAL
NAMAKKAL – 637018 - 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,
Rasipuram Register Office,
Namakkal District. - 1 SET

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

5. Tashildar,
Rasipuram 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	13706	17/02/2023
2	OSR Fee	146148	04/07/2023
3	Centage Charges	13500.00	20/07/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Namakkal
Date:2023.07.21 17:45:04