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Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/ 4QRKVNW9/27640/2024/TCP4/2024/TCP Date : 12/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The Executive Officer,
   Valapady Town Panchayat,
   Pudupalayam Village,
   Valapady Taluk,
Sir/ Madam, Salem District.

2. The President,
   Valapady Panchayat Union,
   Singipuram Village Panchayat,
   Valapady Taluk,
   Salem District.

Sub : Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 6.71 Acre (27170.00 Sq.m) Comprised in S.F Nos.108/1B, 108/2B, 109/3A2B, and 109/4A2B of Pudupalayam Village– Valapady Town Panchayat and S.F.Nos.130/4, 131/3B and 131/4B – Singipuram Village and Panchayat - Valapady Panchayat Union – Valapady Taluk- Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath, Application Ref No: SLM/ 4QRKVNW9/27640/2024/TCP4, Dated.14.05.2024.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 20.09.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 4QRKVNW9-2024-TCP4, (LP / DTCP No. 83/ 2024) , dated 28.10.2024.
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
6. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath Application Ref No:4QRKVNW9-2024-TCP4/2024/TCP, (Gift deed document No:5652/2024 and 5651/2024, Dated.01.10.2024 (LOCAL BODY) &(TANGEDCO).
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. Demand payment Request Letter, Dated: 29.10.2024 (requiring payment of Centage Fee, Sub

Division Charges and Development Charges).
15. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath, Application Ref No:4QRKVNW9/2024/TCP4, Dated.03.11.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on 09.11.2024.
17. 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.
18. Joint Director Agricultural Department, Salem District Letter No.E2/10834/2024, Dated:11.07.2024. (Pudupalayam Village)
19. Joint Director Agricultural Department, Salem District Letter No.E2/ 10835/2024, Dated:11.07.2024. (Singipuram Village)
20. Tashildar, Valapady Letter K.Dis. No.1695/2024/A1, Dated.20.08.2024.
21. Tamil Nadu Gazette No.28, dated.10.07.2024.
22. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 6.71 Acre (27170.00 Sq.m) in the land bearing S.F Nos.108/1B, 108/2B, 109/3A2B, and 109/4A2B of Pudupalayam Village, Valapady Town Panchayat and S.F.Nos.130/4, 131/3B and 131/4B, Singipuram Village and Panchayat, Valapady Panchayat Union, Valapady Taluk, Salem District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 5652/2024, (gifted to Local Body) and 5651/2024 (gifted toTANGEDCO), dated.01.10.2024 from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 83/ 2024 by Director of Town and Country Planning, subject to the following special conditions.

Layout Details:

1. Layout Extent - 6.71 Acres or 27170.00 Sq.m.
2. No of Plots Allotted -104 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos: 1886.86 Sq.m (32-41, 42-53 and 62-67) (10.47%).

Public Purposes Gifted to Local body:
i).Layout Roads including Splay : 9142.80 Sq.m.
ii) Building Prohibited Area : 233.90 Sq.m(1.30%)
iii)Public purpose for Local body : 93.10 Sq.m. (0.52%)
iv)Public purpose for Tangedco :99.70 Sq.m. (0.55%)
v) Park-1 : 1423.20 Sq.m
Park-2 : 443.80 Sq.m
Total Park Area : 1867.00 Sq.m (10.36%)

General Conditions:
1.The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
2.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for appropriate action/information.
4.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam/Collabland website.
5.The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

Special Conditions:

1.a) With reference to the 8th and 9th cited G.O., if the located site lies inthe 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 and issue 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 beamalgamated 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 9thcited and 10thcited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favour of 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. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at nationalised bank draft as Payable at Chennai.

6. With reference to the 5th and 7thcited G.O. the Assistant Director of Salem Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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. 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)

9. 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.

10.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply

11. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

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

Scrutiny Fee : Rs. 40760/- dt.14.05.2023.
Centage Charges : Rs. 36000/- dt.03.11.2024.
Development Charges : Rs. 54340/- dt.03.11.2024.
Subdivision Charges: Rs. 48000/- dt.03.11.2024.

Flag Day Fund :Rs. 8000/- date.09.11.2024 in favour of “Armed Force Flag Day Fund” Online receipt number : FD/FUND/732131, Bank Ref no.IP243142584164.

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 powerline / 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.

Copy to:

1. Mr.MDV.Arunkumar and Mr.VG.Barath,
6/172,SAKTHI NAGAR,
MDV Thottam,
Masinaickenpatti,
Valapady, Salem-636103.

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

3. Tashildar,
Valapady Taluk,
Salem District.

4. Sub-Registrar,
Valapady Sub-Registrar Office,
Salem 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. Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Udayapatty Electricity Distribution Circle,
Salem District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	40760	14/05/2024
2	OSR Fee		
3	Centage Charges	36000.00	03/11/2024
4	Development Charges	54340.00	03/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	48000.00	03/11/2024

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

Salem District.

Enclosure

1.Layout original map and Condition – 2 set



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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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