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Layout Application - Final Approval Letter

Roc No: 1/2024/L1 Date: 12/7/24 3:40 PM

From:

Village Panchayat

Nachipatti

To :

Mr.P.Sekar and Mr.P.Eswaran,
96/26J Shankar Nagar,
Balaji Cars Backside,
Hasthampatty,
Salem-636 007

Online Application Number: UWV3HJLL

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
2.45 Acres (or) 9969.00 Sq.m in S.F.No:37/4A – Naachipatti Village / Panchayat - Vennandur Panchayat Union - Rasipuram
Taluk- Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.P.Sekar and Mr.P.Eswaran, Salem District Online Application Ref No: UWV3HJLL (F.No.37273),
Dated.07.11.2024.
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. E4/11215/2024, Dated: 25.10.2024. [WE8YK3W-
14363] (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/ UWV3HJLL/37273/2024/TCP (Road
pattern issued on dated: 13.11.2024).
6. Applicants Mr.P.Sekar and Mr.P.Eswaran, Salem District Online Application Ref No: UWV3HJLL (F.No.37273), Gift
deed document No: 4871/2024 (LOCAL BODY) & 4872/2024 (TANGEDCO), Dated:

15.11.2024.
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.58, Housing and Urban Development[(UD4(1)] Department, Dated: 05.03.2024.
17. The Tahsildar, Rasipuram Taluk Office vide letter T.R.2023/09/02/00001 CB, Dated.22.09.2023.
18. The Tahsildar, Rasipuram Taluk Office vide letter T.R.2024/09/02/000119 SD, Dated.21.06.2024.
19. The Tahsildar, Rasipuram Taluk Office vide letter T.R.2024/09/000003 CB, Dated.22.08.2024.
20. The President Naachipatti Panchayat vide letter Resolution Subject No.19, Dated.15.06.2023.
21. Demand payment Request Letter, Dated: 13.11.2024 & 04.12.2024. (requiring payment of OSR Charge ,Centage
Fee, Subdivision Charges & Development Charge).
22. Applicants Mr.P.Sekar and Mr.P.Eswaran, Salem District Online Application Ref No: UWV3HJLL (F.No.37273), Dated.
03.12.2024 & 04.12.2024. (payment of OSR Charge, Centage Fee,Subdivision Charges & Development Charge).

Body:

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, Development Charge, Subdivision Charges & Centage charges vide under
reference 22nd 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: 307/2024.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 Panchayat President,
Naachipatti Panchayat 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 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019
vide reference under 8thcited above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary
fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or
electric power supply that may be required as assessed by the authority concerned namely, the local body and
TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the
applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing
OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.
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 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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments
must be followed scrupulously.
5. 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 Charges27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)
6. 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.
7. If a low 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.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs.14954.00/- Dated.07.11.2024.
OSR Charge : Rs.362351.00/- Dated.03.12.2024.
Centage Charge : Rs.16500.00/- Dated. 04.12.2024.
Development Charge : Rs.19938.00/- Dated. 04.12.2024.
Subdivision Charge : Rs.22000.00/- Dated. 04.12.2024.
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 sline / 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

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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