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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. 506/2024-PD/2024/TCP Date : 15/07/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

To,
The President,
Nakkaselam Panchayat,
AlathurTaluk,
Perambalur District.

Sir/ Madam,

Sub : Residential Layout – Perambalur District Town and Country Planning Office - Perambalur District – Alathur Taluk/Panchayat Union – Nakkasalem Village - Comprised in S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m with an extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.Selvadurai and others, Trichy, Letter No. D0RYDB30/27637/2024, Dated: 24.06.2024.

2. District Town and country planning Office, Perambalur District Letter No: 506/2024- P.D. (Road pattern issued on dated: 28.06.2024).

3. Joint Director Agriculture department, Perambalur, Letter No. E2/3556/2024, Dated: 29.05.2024.

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

5. Applicant Thiru.Selvadurai and others, Trichy, Dated: 12.07.2024. (Gift Deed No: 1728/2024, Dated: 09.07.2024)

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: 15.07.2024. (Requiring payment of Centage Fee).

15. Applicant Thiru.Selvadurai and others, Trichy, Letter, Dated: 15.07.2024. (Payment 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, AlathurTaluk/ Panchayat Union,
Nakkasalem Village, S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m - extent 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 28.06.2024. Further
the applicant Thiru.Selvadurai and others, Trichy has gift deeded the road, road splay and park areas has been handed over to the The Nakkasalem
Panchayat, Alathur Panchayat Union on 09.07.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD). No.
39/2024 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.3375/-, Date: 24.06.2024.
• Centage Charges – Rs.5400/-, Date: 15.07.2024.
• OSR Charges – Earmarked in the layout and handed over to local body

Copy to:
1. Thiru. Selvadurai and others,
No: 101,6, Throwpathy Amman Kovil Street,
Thuraiyur,
Trichy - 621010.

2. Assistant Director (Survey and Land Records),
Perambalur Collectorate 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	3375	24/06/2024
2	OSR Fee		
3	Centage Charges	5400.00	15/07/2024
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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.