

Town and Country Planning Department(Planning Permission)

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



ROC No. SLM/LI82LGTR /24823/2024/2024/TCP

Date : 26/06/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Pullagoundampatti Panchayat,
Sankari Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country Planning Office, Salem - The proposal for Residential Subdivision with an extent of 0.445 Acre or 1800 Sq.m - S.F.No: 14/4B - Pullagoundampatti Village/Village Panchayat – Sankagiri Panchayat Union - Sankagiri Taluk - Salem District -Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Mr.V.Senthilkumar, Salem District, Application Ref No: LI82LGTR (F.No.24823), Dated.19.04.2024.
2. District Town and country planning Office, Salem District Letter No: SLM / LI82LGTR / 24823 /2024 (OSR Demand Request Letter issued on dated: 13.06.2024)
3. Joint Director Agriculture Department, Salem District, Letter No.E2/2754/2024, Dated: 04.03.2024 (Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. 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.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
13. Demand payment Request letter Dated: 13.06.2024 and 20.06.2024 (requiring payment of OSR Fees and Centage Fee).
14. Applicant Mr.V.Senthilkumar, Salem District, Application Ref No: 0J4DC2D7 (F.No.21958), Dated.14.06.2024 and 20.06.2024 (Payment of OSR Fees and Centage Fee).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential Subdivision Salem District, Sankagiri Taluk, Sankagiri Panchayat Union, Pullagoundampatti Village Village, S.F.No. 14/4B, Site Extent – 0.445 Acre or 1800.00 Sq.m.

In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Subdivision has been issued by the Assistant Director, Salem District Town and Country Planning on 13.06.2024. Further the applicant has paid the OSR and Centage Charge on 14.06.2024 and 20.06.2024 respectively. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Subdivision for Residential use marked as “A to E” has been approved and

approved number is issued as SWP/DTCP/SALEM/LAYOUT (SUBDIVISION) No.130/2024 and enclosed with 2 set of original maps 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 proceedings to this office immediately.
3. After the approval of the local body, It is requested to send the approved residential Subdivision 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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

Special Conditions

1. a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 Subdivision sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
- b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final Subdivision 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. 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 plot. 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)

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. 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, is 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.

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

Scrutiny Charges - Rs. 2700/-, Dated : 19.04.2024

OSR Charges – 23,400/-, Dated : 14.06.2024

Centage Charges - Rs. 3000/-, Dated : 14.06.2024

Enclosure

Subdivision Original Map - 2 sets

Copy to

1. Mr.V.Senthilkumar,
D.No.4/412-2, M.G.R Nagar,
Kuppandalapalayam, Kumarapalayam Agraharam Village,
Kumarapalayam Taluk, Namakkal District.

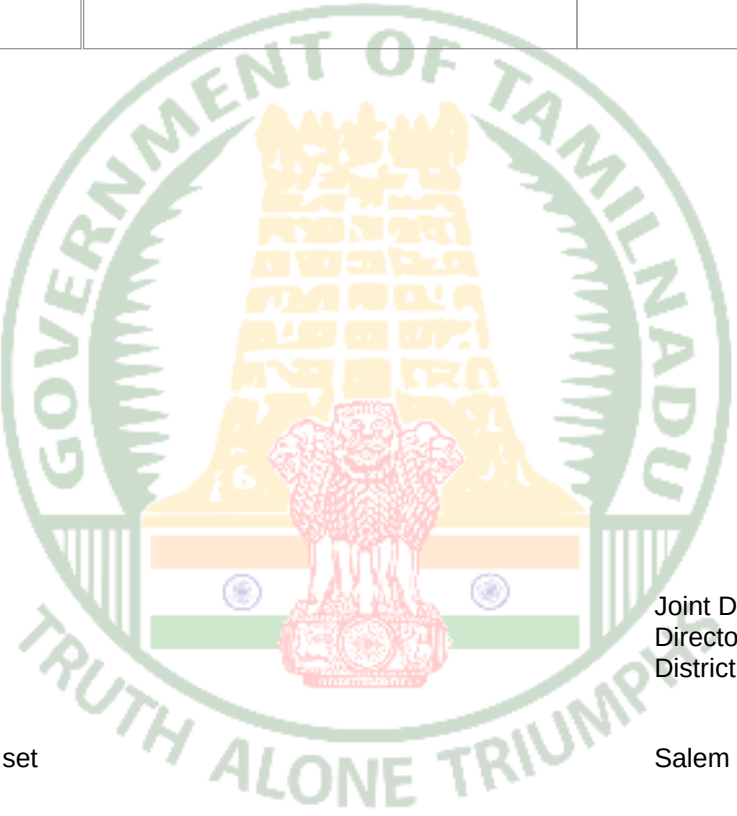
2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),

No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
3. Sub-Registrar,
Kumarapalayam Sub-Registrar Office,
Salem District. – 1 Set
4.The Assistant Director,
Department of Survey and Land Records,
Salem District.

6.Tahsildar,
Sankagiri Taluk,
Salem District – 1 Set.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2700	19/04/2024
2	OSR Fee	23400	14/06/2024
3	Centage Charges	3000.00	20/06/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Salem District.