

Town and Country Planning Department(Planning Permission)

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



ROC No. SLM/C6W9XJJK/37333/2024/2024/TCP

Date : 23/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Arurpatty Panchayat,
Tharamangalam Panchayat Union,
Omalur Taluk,
Salem District

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country Planning Office, Salem - Non Planning Area - The proposal for Residential Subdivision with an extent of 0.20 Acre or 806.00 Sq.m - S.F.No: 172/12A2C - Arurpatty Village and Panchayat – Omalur Taluk – Tharamangalam Panchayat Union, Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr.R.Boopathi, Salem District, Application Ref No: C6W9XJJK (F.No.37333), Dated.07.11.2024.
2.District Town and country planning Office, Salem District Letter No: SLM / C6W9XJJK / 37333 /2024 (OSR Demand Request Letter issued on dated: 17.12.2024)
3.Applicant Mr.R.Boopathi, Application Ref No: SLM/ C6W9XJJK /37333/2024/TCP, (Gift deed document No:9598/2024 and 9599/2024, Dated.19.12.2024 (LOCAL BODY) &(TANGEDCO).
4.Joint Director Agriculture Department, Salem District, Letter No.2/10480/2024, Dated: 08.07.2024 (Dry Land NOC Letter).
5.Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 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 16.07.2022.
10.Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
14.Demand payment Request letter Dated: 17.12.2024 and 20.12.2024 (requiring payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
15.Applicant Mr.R.Boopathi, Salem District, Application Ref No: C6W9XJJK (F.No.37333), Dated.20.12.2024 and 21.12.2024 (Payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
16.Tamil Nadu Gazette No.28, dated.10.07.2024
17.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

With reference to the letter in the 1st cited, applicant has requested for the approval of residential Subdivision Salem District, Omalur Taluk,

Tharamangalam Panchayat Union, Arurpatty Village and Panchayat, S.F.No. 172/12A2C, Site Extent – 0.20 Acre or 806.00 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 21.12.2024. Further the applicant has paid the OSR Fee, Centage Fee, SubDivision Charges and Development Charges on 21.12.2024. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Subdivision for Residential use marked as “A to D” has been approved and approved number is issued as SWP/DTCP/SALEM/LAYOUT (SUBDIVISION) No.333/2024 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 8th cited and 9th 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. 1209/-, Dated : 07.11.2024
OSR Charges - Rs. 11253/-Dated : 20.12.2024
Centage Charges - Rs. 2100/-, Dated : 21.12.2024
SubDivision Charges - Rs. 2800/-, Dated : 21.12.2024
Development Charges - Rs. 1620/-, Dated : 21.12.2024

Enclosure

Subdivision Original Map - 2 sets

Copy to

1.Mr.R.Boopathi,
Door No.4/219,
Mazhilaham, Nanigiripatty,
Honda Show Room Backside,
Sikkampatty, Salem District.

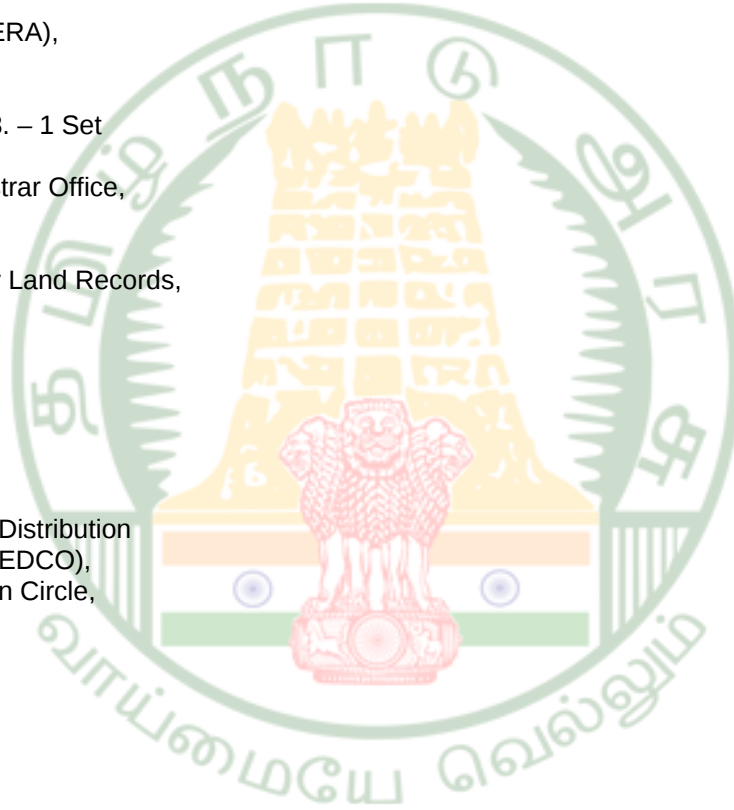
2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. - 1 Set

3. Sub-Registrar,
Tharamangalam Sub-Registrar Office,
Salem District. - 1 Set

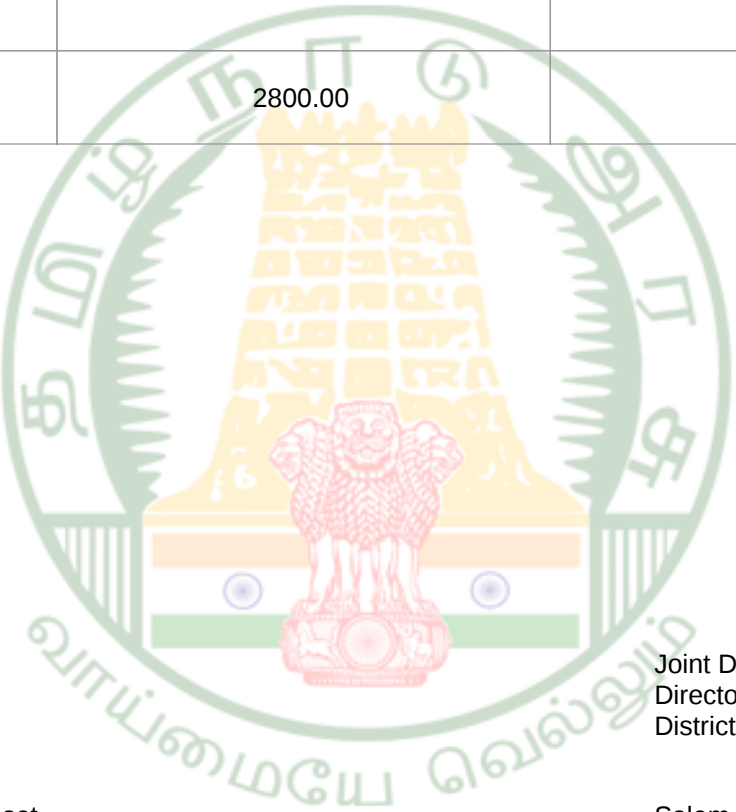
4.The Assistant Director,
Department of Land Survey Land Records,
Salem District.

5.Tahsildar,
Omalur Taluk,
Salem District - 1 Set

6.Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Mettur Electricity Distribution Circle,
Salem District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1209	07/11/2024
2	OSR Fee	11253	20/12/2024
3	Centage Charges	2100.00	21/12/2024
4	Development Charges	1620.00	21/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2800.00	21/12/2024



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

Salem District.

Enclosure

1.Layout original map and Condition – 2 set