

Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818



ROC No. 0QKHMCS/2024/TCP

Date : 30/08/2024

From:

Joint Director / Deputy Director / Assistant Director
No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1.The President,
Kalappakulam Panchayat,
Tenkasi District.
2. Thiru.M.Senthil Murugan,
56, Pudumanai 4th Street,
Sankarankoil Taluk,
Tenkasi District – 627 756.

Sub : Residential layout Sub Division - District Town and Country Planning - Tenkasi District – Sankarankoil Taluk – Kalappakulam Panchayat - Kalappakulam Village - S.No. 38/2B2 - Extent of 876.00 Sqm (0.216 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.M.Senthil Murugan Online Application No. 0QKHMCS/2024/TCP Dated: 10.08.2024.
2.District Town and Country Planning Office, Tenkasi District, OSR Demand Request Letter dated: 28.08.2024
3.Joint Director Agriculture Department, Tenkasi District, Letter Dated: 20.02.2023.
4.NOC from Tahsildar, Sankarankoil Taluk, Tenkasi District, Letter No. REVSKL/1380/2022-B3, Dated.23.12.2022.
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 14.10.2019.
13.G.O.(MS).No.53, Housing and Urban Development [UD4(3)]Department, dated.28.02.2024.
14.Demand payment Request letter dated 28.08.2024 (Requiring payment of Centage Charge development charges and OSR Fee).
15. Applicant Thiru.M.Senthil Murugan, letter dated.28.08.2024 (Payment of OSR Fee).
16.Applicant Thiru.M.Senthil Murugan, letter dated.29.08.2024 (Payment of Centage Charge, development charges).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential subdivision in Tenkasi District, Sankarankoil Taluk, Kalappakulam Panchayat, Kalappakulam Village, S.No. 38/2B2 for an Extent of 876.00 Sqm (0.216 Acres). In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Subdivision has been issued by the Assistant Director, Tenkasi District Town and Country Planning on 28.08.2024. Further the applicant has paid the Centage Charge and OSR fees on 29.08.2024 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 LP/TDTCP

No.SWP/29/2024 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 layout 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 layout 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 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.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:

Copy To:

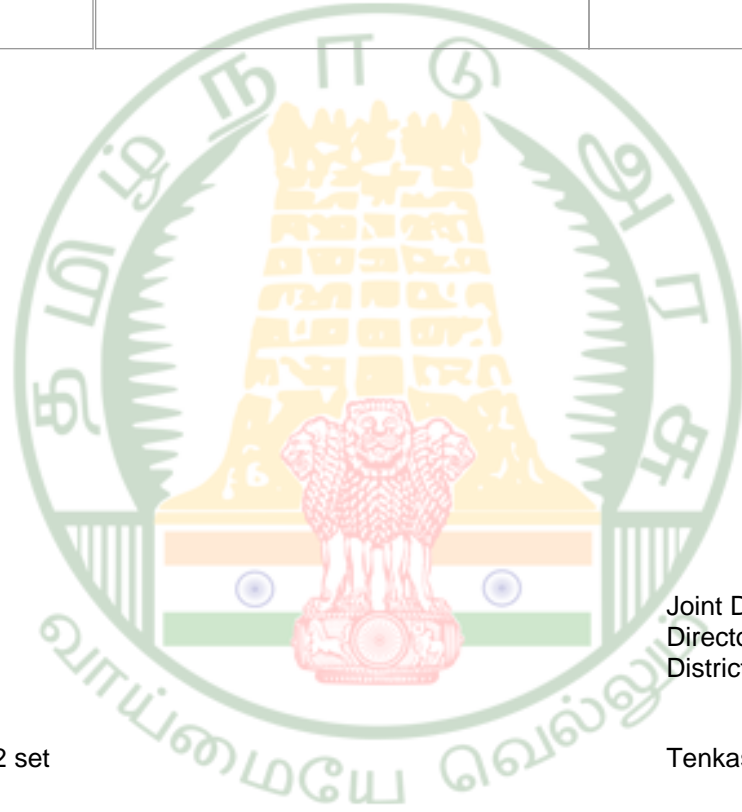
1.The Block Development Officer,
Sankarankoil Panchayat Union,
Tenkasi District.

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

3. The Sub-Registrar,
Sub Registrar Office, Sankarankoil,
Tenkasi District.
4. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1314	10/08/2024
2	OSR Fee	110288	28/08/2024
3	Centage Charges	1500.00	29/08/2024
4	Development Charges	1752.00	29/08/2024
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Tenkasi District.