

Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601



ROC No. X10IS7DP/2023/TVM/2024/TCP

Date : 08/03/2024

From:

Joint Director / Deputy Director / Assistant Director
No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The President,
Nochimalai Village/ Panchayat,
Tiruvannamalai Taluk/Panchayat Union,
Tiruvannamalai District .

Sir/ Madam,

Sub : Site Approval - Office of the District of town and country planning, Tiruvannamalai District - Tiruvannamalai Taluk/Panchayat Union, Nochimalai Panchayat/ Village, S.F.Nos. 23/1B3, 23/3B2 - extent of 0.10.33 Hectare (0.255 acre) - Technical clearance issued - forwarded for further action - Reg.

- Ref :
- 1.Applicant SWARNALAKSHMI Letter no: X10IS7DP, Dated:19.12.2023.
 - 2.Joint Director Agriculture department, Letter No.A2/4746/2023, Dated:24.11.2023.
 - 3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
 - 4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
 - 5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 6.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.
 - 7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
 - 8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
 - 9.Government Letter No.19113 / Nov 4 (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.Demand payment Request Letter, Dated: 07.03.2024 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
 - 13.Applicant SWARNALAKSHMI Letter, Dated:08.03.2024. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
 - 14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential Site approval in Tiruvannamalai District, Tiruvannamalai Taluk/Panchayat

Union, Nochimalai Panchayat/ Village, S.F.Nos. 23/1B3, 23/3B2 - extent of 0.10.33 Hectare (0.255 acre) forwarded to Director of Town and Country Planning for concurrence.

1.As per the condition, the Site has been approved with the boundary of "A to D" and approved number issued as SWP/DTCP/ Tiruvannamalai District-Layout NO: 70/2024 and enclosed with 2 set of original maps and gift deeded documents 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 Site approval 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 receiving Maps and Proceeding orders

5.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.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

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 plots. 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.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.

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

1) Flag day fund Charges: Rs.3080/- UCO Bank DD No:287642, dated: 05.03.2024.

Copy To:-

1) SWARNALAKSHMI A,
No:11/4, TNHB VIOLET FLATS,
VGP NAGAR, MUGAPPAIR ,
CHENNAI-600037

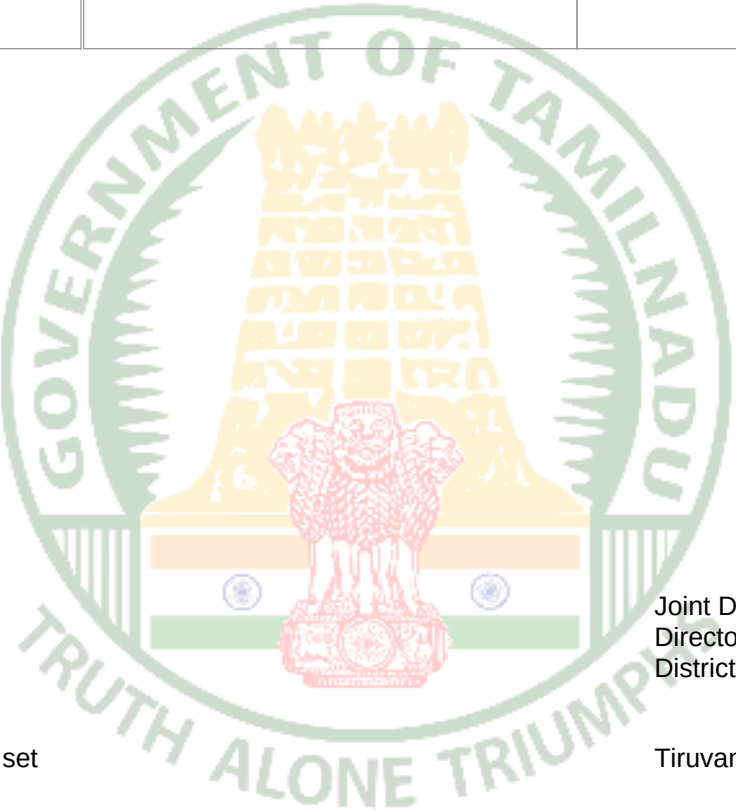
2)The Block Development Officer,
Tiruvannamalai Taluk/Panchayat Union ,
Tiruvannamalai District .

3)The Tasildhar (Tamil Nilam),
Tiruvannamalai Taluk Office,
Tiruvannamalai District.

4)The Chairman,
Tamil Nadu Real Estate Regularity Authority,
NO:1A,CMDA Tower II,1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1550	19/12/2023
2	OSR Fee	333659	06/03/2024
3	Centage Charges	600.00	08/03/2024
4	Development Charges	5165.00	08/03/2024
5	Display Board Charges	10000.00	08/03/2024
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

Tiruvannamalai District.