

**Town and Country Planning Department(Planning Permission)**

56 A, Govt Hospital Road, Villupuram

ROC No. 14479/2023/TCP

Date : 10/08/2023

From:

Joint Director / Deputy Director / Assistant Director  
56 A, Govt Hospital Road, Villupuram

To :

Commissioner,  
Kottakuppam Municipality,  
Vanur Taluk,  
Villupuram District.

Sir/ Madam,

Sub : Site Approval for Service Apartment - Office of the Assistant Director of Town and Country Planning- Villupuram District- Vanur Taluk- Kottakuppam Municipality/Village - S.F.No.360/12 to an extent 0.185 Acre (or) 749 Sqm - Technical clearance issued - forwarded for further action - Reg.

- Ref :
1. Applicant Tmt.G.Vasanthi, Online Reference No. 1108B8GE dated:07.08.2023.
  2. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/8947/2023 Dated:09.08.2023.
  3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
  4. G.O. (Ms) 138, Housing and Urban Development Department, Dated: 04.06.2004.
  5. G.O. (Ms) 79, Housing and Urban Development Department, Dated: 04.05.2017.
  6. G.O. (Ms) 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.
  7. G.O. (Ms) 141, Housing and Urban Development Department, Dated: 23.09.2020.
  8. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
  9. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
  10. Applicant Tmt.G.Vasanthi Letter, Dated:10.08.2023. (Payment of Centage Fee).
  11. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
  12. G.O.(Ms).No.95, Housing and Urban Development [UD4(1)] Department Dated:04.08.2023.
  13. Member Secretary, TNSCZMA & Director, Department of Environment & Climate Change, Chennai -15. Letter No:P1/1118/2023 Dated:25.07.2023.
  14. Director of Town and Country Planning, Chennai. Letter No:18258/2023/TCP9 Dated:01.08.2023

With reference to the 1st letter cited, applicant has requested for the site approval for service apartment in Villupuram District, Vanur Taluk, Kottakuppam Municipality/Village, S.F.No.360/12 to an extent of 0.185 Acre (or) 749 Sqm forwarded to District Town and Country Planning, Villupuram for concurrence.

Letter in the reference 13th cited, proposed service apartment building CRZ clearance was issued.

The site has been approved with the boundary of A,B,C,D and approved number issued as L.P/A.D.T.C.P (VD) No:136/2023 and enclosed with  
5 set of original maps has been forwarded with it for further action.

This service apartment site has been approved with the special conditions.

It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

It is requested to send a copy of the letter to this office immediately. after, the final approval is given by the local body,

Special conditions.

1.As per G.O.(Ms) 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)

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.

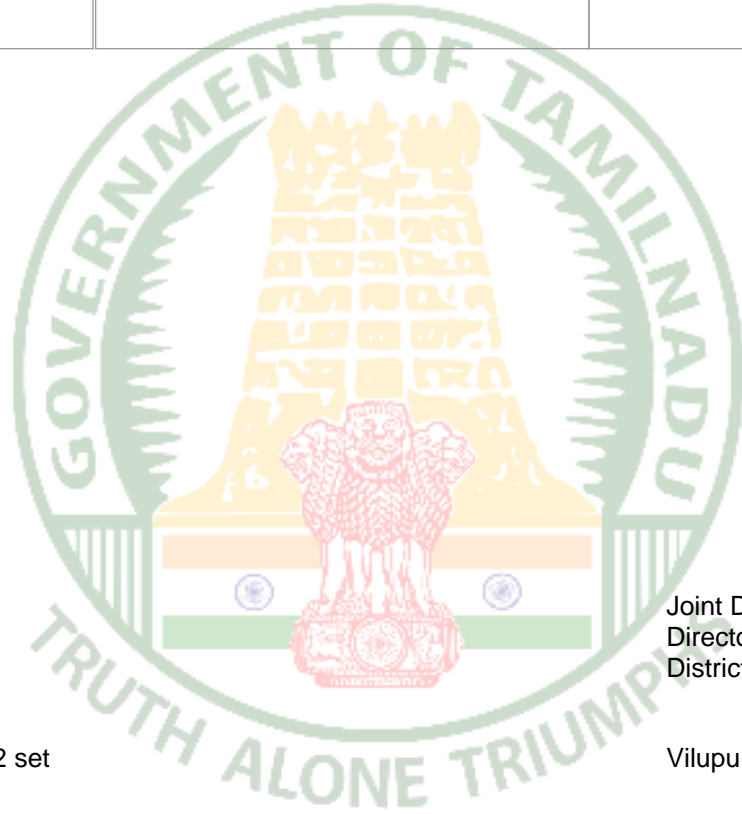
3.As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to

1. Tmt.G.Vasanthi,  
No:01, 1st floor, Abirami Nilayam,  
08, Venkatrathanam Nagar Extension 1st Street,  
Adyar, Chennai-600 020.

2.Tahsildar,  
Vanur Taluk  
Villupuram

| S.No | Description of Charges | Amount | Receipt No and Date |
|------|------------------------|--------|---------------------|
| 1    | Scrutiny fee           | 1124   | 07/08/2023          |
| 2    | OSR Fee                |        |                     |
| 3    | Centage Charges        | 300.00 | 10/08/2023          |
| 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

Vilupuram District.