

## Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram



ROC No. AU9FLD8O/2024/TCP

Date : 24/07/2024

From:

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

To :

The Panchayat President,  
Arasur Panchayat,  
Thiruvonnainallur Panchayat Union/ Taluk,  
Villupuram District.

Sir/ Madam,

Sub : Residential Sub-Division - Office of the Assistant Director of Town and Country Planning- Villupuram District–Thiruvonnainallur Taluk /Panchayat Union – Arasur Panchayat / Village - S.F.Nos.187/9A & 187/10A1 to an extent of 0.37 Acres (or)1492 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicant Tvl.K.Ravikumar& R.Chinnathambi, Online Reference No. AU9FLD8O dated:28.06.2024.
2. Joint Director, Agricultural Department, Villupuram, Letter No.C2/4077/2023 Dated:02.05.2024.
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 WaterSupply,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 Tvl.K.Ravikumar& R.Chinnathambi Letter, Dated:23.07.2024. (Payment of Centage Fee).
11. 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 Sub-Division in Villupuram District,Thiruvonnainallur Taluk /Panchayat Union, Arasur Panchayat / Village, S.F.Nos.187/9A & 187/10A1 to an extent of 0.37 Acres (or)1492 Sqm forwarded to District Town and Country Planning, Villupuram for concurrence.

Hence, this Residential Sub-Division has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued asL.P/A.D.T.C.P (VD) No.

148/2024. And enclosed with 5 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 letter to this office immediately.

3. After the approval of the local body. It is requested to send the approved 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. It is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

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. Tvl.K.Ravikumar&R.Chinnathambi,  
No.11, Pillaiyar Kovil Street,  
Muthaliyarpet,  
Puducherry- 605 004.

2. Tahsildar,  
Thiruvannainallur Taluk  
Villupuram

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

4. Sub-Registrar,  
Thiruvannainallur Registrar Office,  
Villupuram District.

5. Assistant Director,  
Survey and Land Records,  
Villupuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2238	28/06/2024
2	OSR Fee	37300	13/07/2024
3	Centage Charges	3000.00	22/07/2024
4	Development Charges	2984.00	22/07/2024
5	Display Board Charges		
6	Satellite town charge		



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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set