

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram



ROC No. ETRBCB2E /2024/TCP

Date : 23/10/2024

From:

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

To :

Panchayat President,
Melvalai Village,
Kandachipuram Taluk,
Mugaiyur Panchayat Union,
Villupuram District.

Sir/ Madam,

Sub : Site Approval - Office of the Assistant Director of Town and Country Planning - Villupuram District - Kandachipuram Taluk- Mugaiyur Panchayat Union – Melvalai Village - S.F.Nos. 23/4B1A1 to an extent of 0.172 Acre (or) 700 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Tvl.Dharmalingam, Online Reference No. ETRBCB2E dated: 13.08.2024.

2. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/8804/2024 Dated: 02.09.2024.

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 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. Applicants Tvl.Dharmalingam, Letter, Dated:23.10.2024. (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 letter cited, applicant has requested for the approval of Residential Site in Villupuram District, Kandachipuram Taluk, Mugaiyur Panchayat Union, Melvalai Village, S.F.Nos. 23/4B1A1 to an extent of 0.172 Acre (or) 700 Sqm forwarded to District Town and Country Planning, Villupuram for concurrence.

Hence, this Residential Site Approval has been approved with the below conditions.

1. As per the condition, 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:231/2024 and enclosed with 5 set of original maps

and gift deed 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 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.
6. Based on the NOC letter in the reference 2nd cited, proposed layout has been approved.

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:

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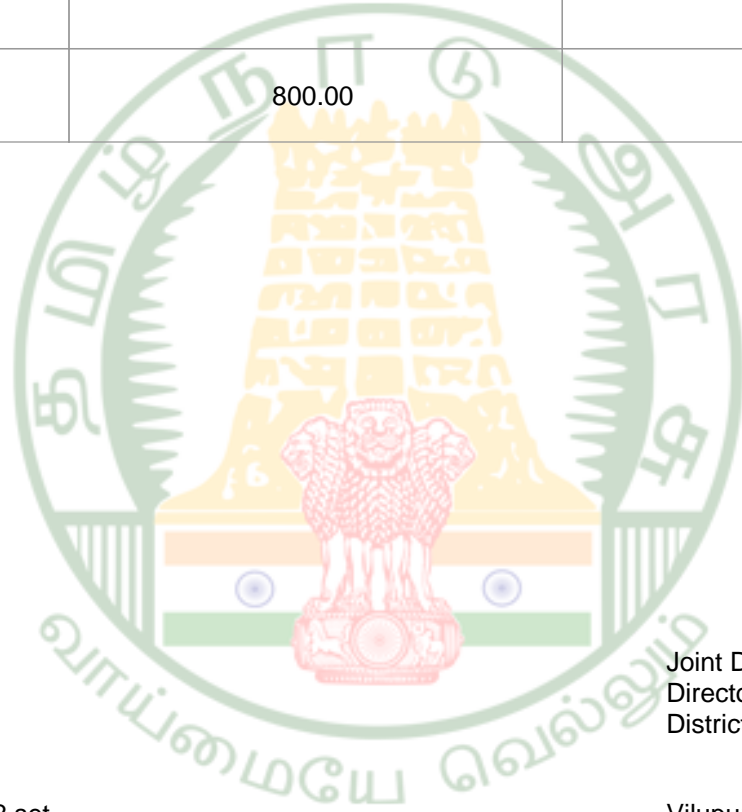
1.Tvl.Dharmalingam
No.119, Mariyamman kovil street,
Melvalai village, Kandachipuram Taluk,
Villupuram 605 701.

2.Tahsildar,
Kandachipuram Taluk
Villupuram

3.Sub-Registrar,
Arakandanallur Registrar Office,
Villupuram District.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1050	13/08/2024
2	OSR Fee	45500	18/10/2024
3	Centage Charges	600.00	23/10/2024
4	Development Charges	1400.00	23/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	800.00	23/10/2024



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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set