

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram



ROC No. 8TNW4YH5/2025/TCP

Date : 09/05/2025

From:

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

To :

The Panchayat President,
Chinnanerkunam Panchayat,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Site Approval - Office of the Assistant Director of Town and Country Planning- Villupuram District- Tindivanam Taluk – Mailam Panchayat Union – Chinnanerkunam Panchayat & Village S.F.No:172/23(Old S.F.No.172/3A1A1) to an extent 222 - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. Anbazhagan Devanathan, Online Reference No. 8TNW4YH5, Dated:02.03.2025.
2. District Town and country planning Office, Villupuram District Letter No. 8TNW4YH5/2025/TCP. (OSR Charges raised,Date:23.04.2025)
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/3042/2025, Dated:03.04.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. G.O. (Ms) 138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. (Ms) 79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O. (Ms) 141, Housing and Urban Development Department, Dated: 23.09.2020.
9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Applicant Thiru. Anbazhagan Devanathan Letter, Payment of OSRA Fees date. 07.05.2025, Development Charges & Centage Fees Dated: 09.05.2025.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
13. G.O.(Ms).No.95, Housing and Urban Development [UD4(1)] Department Dated:04.08.2023.

With reference to the 1st letter cited, applicant has requested for the site approval in Villupuram District, Tindivanam Taluk, Mailam Panchayat Union, Chinnanerkunam Panchayat & Village, S.F.No:172/23(Old.S.F.No.172/3A1A1) to an extent 222 forwarded to District Town and Country Planning, Villupuram for concurrence.

The site has been approved with the boundary of "A to D" and Site approval issued as L.P/A.D.T.C.P (VD) No:104/2025 and enclosed with 5 set of original maps has been forwarded with it for further action.

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

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

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.

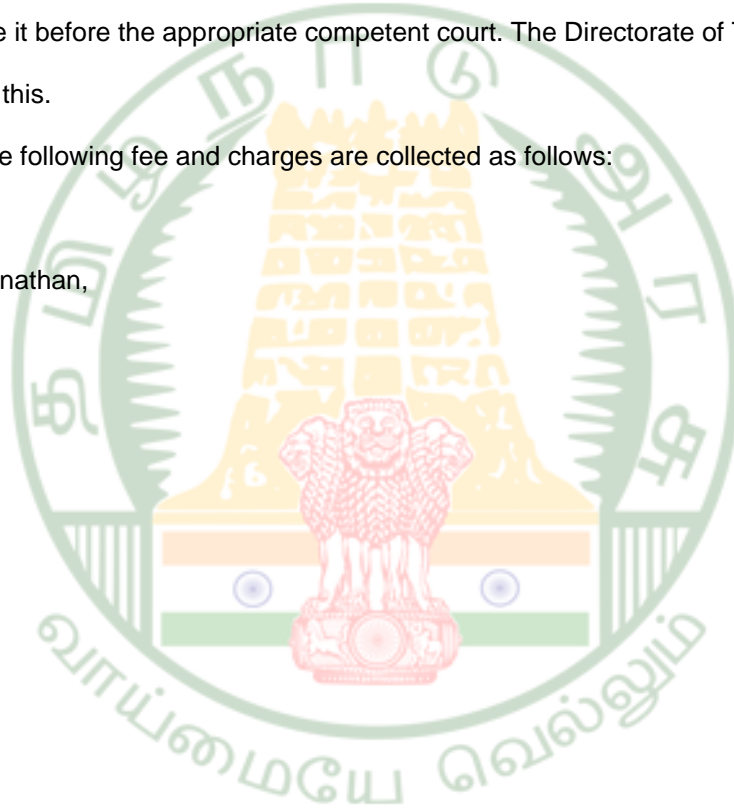
3. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to

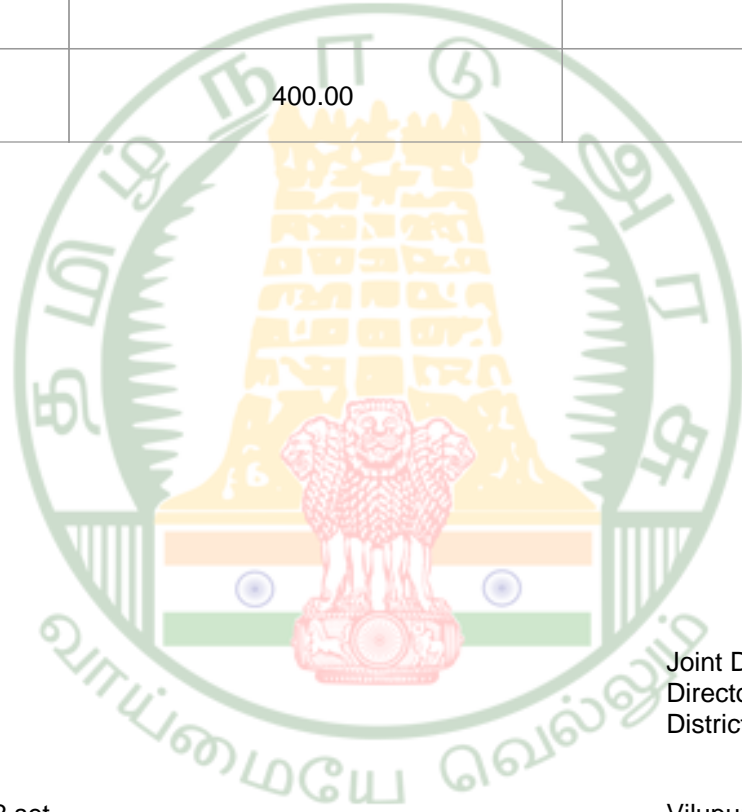
1. Thiru. Anbazhagan Devanathan,
No.29,Convent Street,
Kutteripattu Village,
Tindivanam-Tk,
Villupuram

2. Tahsildar,
Tindivanam Taluk
Villupuram.

3. Assistant Director,
Survey & Land Records,
Villupuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	333	02/03/2025
2	OSR Fee	31080	07/05/2025
3	Centage Charges	300.00	09/05/2025
4	Development Charges	460.00	09/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	400.00	09/05/2025



Enclosure

1.Layout original map and Condition – 2 set

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

Vilupuram District.