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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. F0NF1DHN/2024/TCP

Date : 18/09/2024

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President ,
keezhkudalur Panchayat ,
Olakkur Panchayat Union,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Sub-Division - Office of the Assistant Director of Town and Country Planning - Villupuram District - - Tindivanam Taluk - Olakkur Panchayat Union – keezhkudalur Panchayat, Ichcheri Village S.F.No:49/4B2 to an extent of 0.60 Acre or 2,435 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Tmt. S. Esakkirani, The layout proposal received through online vide reference No: F0NF1DHN, Dated : 30.07.2024.
2) District Town and country planning Office, Villupuram District Letter No. F0NF1DHN /2024/TCP. (OSR Charges demand raised,
date:07.09.2024)
3) Villupuram District Joint Director , Agriculture NOC Letter No.D3/17804/2019, Dated: 09.01.2019.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
6) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
7) G.O(Ms) No:18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O (Ms) No: 16, Department of
Municipal Administration and Water Supply, dated: 31.01.2020.
8) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
9) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
10) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
11) Applicant Tmt. S. Esakkirani, Letter, OSR Charges, Dated. 11.09.2024 & Centage Fees & Development charges, Dated: 14.09.2024
12) 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 Sub-Division plots in Villupuram District, Tindivanam Taluk, Olakkur Panchayat Union, keezhkudalur Panchayat, Ichcheri Village S.F.No:49/4B2 to an extent of 0.60 Acre or
2,435 Sq.m. The layout proposal received in this for concurrence.
In continuation, with reference to the 2nd letter cited, OSR charges demand raised for Proposed Sub-Division of plots by the Villupuram District office on 07.09.2024. Further with reference to the 11th letter cited, the applicant Tmt. S. Esakkirani has paid the
OSR charges & Other fees. Hence, this Sub-Division plots have been approved with the following conditions.

1) As per the condition, the Sub-Division of plots has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:189/2024. And enclosed with 5 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.1(b).
3) After the approval of the local body. It is requested to send the approved Sub-Division 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 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.
Special Conditions
1) With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval order after transfer of earmarked road areas S.F.No sub-division in favour of concern local body.
2) 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.
3) As per G.O.(Ms)No: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)
4) According to the Circular No. 12544/14 /Spl.cell 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.
5) As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1) Tmt. S. Esakkirani,
No.6/9 Kuppusamy Street,
Sekar Nagar,
Jaffeerkhanpet,
Chennai 600 083.

2) Tahsildar ,
Tindivanam Taluk ,
Villupuram.

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

4) Assistant Director,
Survey & Land Records,

Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3653	30/07/2024
2	OSR Fee	240037	11/09/2024
3	Centage Charges	2400.00	14/09/2024
4	Development Charges	4870.00	14/09/2024
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

our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

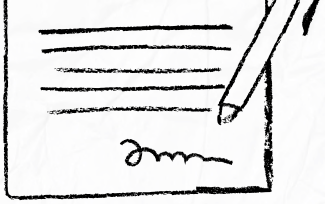
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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