Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/ JD4A3ESN/ 41359/2025/TCP /2025/TCP Date : 16/04/2025

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The Commissioner,
Salem Corporation,
Salem District.

Sir/ Madam,

Sub : Residential Subdivision – District Town and Country Planning office – Salem District – Salem local Planning Area - Salem West Taluk – Alagapuram Pudhur Village – Old Survey No: 30/4Part), Ward E, Block 7, T.S.No 2/19 - Site extent - 0.33 Acres or 1335.463 Sq.m - Planning Permission issued - forwarded for further action - Regarding.

Ref : 1. Applicants K Sudhanraj, Online Application No. JD4A3ESN,41359, Dated: 22.01.2025.
2. District Town and Country Planning Office, Salem District, OSR Demand Request Letter dated: 08.04.2025.
3. Applicants K Sudhanraj, letter dated: 10.04.2025 (Payment of OSR Demand Charge).
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.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.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3, dated 07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, dated 14.08.2021.
13. Demand payment Request letter dated: 11.04.2025 (Requesting Payment of Centage Charge, Development Charges, Subdivision Charges).
14. Applicants K Sudhanraj, letter dated: 14.04.2025 (Payment of Centage Charge, Development Charges, Subdivision Charges)

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Salem District, Salem local Planning Area, Salem west Taluk, Alagapuram Pudhur Village, (Old Survey No: 30/4Part), Ward E, Block 7, T.S.No 2/19, Site extent - 0.33 Acres or 1335.463 Sq.m.

In the continuation, with reference to the letter in the 2nd cited,

OSR Demand for Subdivision has been issued by the Assistant Director, Salem District Town and Country Planning on 08.04.2025. Further the applicant has paid the Payment of Centage Charge, Development Charges, Subdivision Charges on 10.04.2025. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Subdivision for Residential use has been approved and approved number is issued as PLANNING PERMISSION NO: 51/2025 & SWP/DTCP/SALEM/LAYOUT (SUBDIVISION) No.119/2025 and enclosed with 2 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 proceedings to this office immediately.
3. After the approval of the local body, it is requested to send the approved residential layout 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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

Special Conditions
1. a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
2. As per G.O.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 plot. 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)
3. 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.
4. 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 Planning Permission 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, is 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:
Scrutiny Charges - Rs.2003.00, Dated: 22.01.2025
OSR Charges – Rs.11,52,300, Dated: 10.04.2025
Centage Charges - Rs. 3900.00, Dated : 14.04.2025
Development Charges - Rs. 2674.00, Dated : 14.04.2025
Subdivision Charges - Rs. 7800.00, Dated : 14.04.2025

Enclosure
Subdivision Site Map - 2 sets

Copy to
1. K Sudhanraj,
92/1A, Yercaud Main Road,
North Of Collector Bangalow,
Hasthampatti,
Salem District-636007.

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
3. Sub-Registrar,
Suramangalam Sub-Registrar Office,
Salem District. – 1 Set
4.Assistant Director,
Survey Land Records, Salem. – 1 Set

5.Tahsildar,
Salem West Taluk,
Salem District – 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2003	22/01/2025
2	OSR Fee	1152300	10/04/2025
3	Centage Charges	3900.00	14/04/2025
4	Development Charges	2674.00	14/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7800.00	14/04/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Salem
Date:2025.04.16 16:47:10