Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. SWP/95AAP1JA/2026/2026/TCP Date : 17/03/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

The Special Officer/Block Development Officer,
Sogathur Panchayat,
A.ReddihalliVillage,
Dharmapuri Panchayat Union,
Dharmapuri Taluk, Dharmapuri District.

Sir/ Madam,

Sub : Residential Subdivision Approval - District Town and Country Planning Office - Dharmapuri District – Non Planning Area - The proposal for Residential Subdivision Approval with an extent of 0-15.13 Hectare or 1513.00 Sq.mt- S.F.No: 437/1A2B– Sogathur Panchayat, A.Reddihalli Village– Dharmapuri Panchayat Union – Dharmapuri Taluk - Dharmapuri District– Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicants 1.Mr.SANKAR, 2.Mr.VEERAMANI & 3.Mr.GIRIDHARAN, Dharmapuri district, Online Application No. SWP/95AAP1JA/2026/TCP, Dated:
05.03.2026.
2. District Town and Country Planning Office, Dharmapuri District, OSR Demand Request Letter dated: 05.03.2026.
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. Joint Director Agriculture department, Dharmapuri vide Letter NO.E2/ 1702/2026, Dated: 07.03.2026 (Dry Land NOC Letter)
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
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: 13.03.2026 and 16.03.2026 (Requiring payment of OSR Fees, Centage Charge, Subdivision Charges and
Development Charges).
14. Applicants 1.Mr.SANKAR, 2.Mr.VEERAMANI & 3.Mr.GIRIDHARAN, Dharmapuri district, Application Ref No:SWP/95AAP1JA/2026/TCP, Dated. 13.03.2026 &
16.03.2026 (Payment of OSR fees, Development Charges, Sub Division Charges and Centage Fee).
15. Tamil Nadu Gazette No.28, dated.10.07.2024.
16. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Subdivision in Dharmapuri District, Dharmapuri
Panchayat union / Taluk, Sogathur Panchayat and A.Reddihalli Village, S.F.No. 437/1A2B, Site extent of 0-15.13 Hectare or 1513.00 Sq.mt
In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Site has been issued by the Assistant Director, Dharmapuri District Town

and Country Planning on 05.03.2026. Further the applicant has paid the OSR Fees on 13.03.2026 and Centage Charges on 16.03.2026 Subdivision Charges
and Development Charges on 16.03.2026. Hence, The Technical Clearance is issued to the said subdivision subject to the following conditions.

1. As per the condition, Subdivision for Residential use has been approved and approved number is issued as SWP/DTCP/DHARMAPURI/SUBDIVISION
APPROVAL No.53/2026 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 subdivision 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. 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.

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, 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.

3. 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 conversion 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. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.2270.00 /-, Dated :05.03.2026
OSR Charges – Rs. 12861/-, Dated : 13.03.2026
Centage Charges - Rs. 2100.00/-, Dated : 16.03.2026
Subdivision Charges – Rs. 2800.00/-, Dated : 16.03.2026
Development Charges - Rs. 3030.00/-, Dated : 16.03.2026
Display Charges - Rs. 1500.00/-, Dated : 16.03.2026

Enclosure

Subdivision Original Map - 2 sets

Copy to

1. Mr.SANKAR, Mr.VEERAMANI & Mr.GIRIDHARAN,
   11A, NEDUMARAN NAGAR,
   DHRAMAPURI TALUK, DHARMAPURI TOWN,
   DHRAMAPURI DISTRICT – 636701.

2. The Assistant Director,
   Department of Land Survey and Records,
   Dharmapuri District.

3. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.133G-Block,I Avenue,
   Anna Nagar (East),
   Chennai- 600102. – 1 Set

4. Sub-Registrar,
   Dharmapuri joint 1 Sub-Registrar Office,
   Dharmapuri District. – 1 SSet

5.Tahsildar,
   Dharmapuri Taluk,
   Dharmapuri District – 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2270	05/03/2026
2	OSR Fee		
3	Centage Charges	2100.00	16/03/2026
4	Development Charges	3030.00	16/03/2026
5	Display Board Charges	1500.00	16/03/2026
6	Satellite town charge		
7	Sub Division Charge	2800.00	16/03/2026

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

Enclosure

1.Layout original map and Condition – 2 set

Dharmapuri District.

Signature valid

Signed by: Assistant Director
Location:Dharmapuri
Date:2026.03.17 17:47:17