

Town and Country Planning Department(Planning Permission)

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



ROC No. SLM / MASQR3SQ / 43346 /2025 /TCP/2025/TCP

Date : 20/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer (VP)/Block Development Officer,
Manivilundan Panchayat,
Thalaivasal Panchayat Union,
Thalaivasal Taluk, Salem District.

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country Planning Office,Salem - Non Planning Area - The proposal for Residential Subdivision with an extent of 0.21 Acre or 849.83 Sq.m - S.F.No: 399/5B - Manivilundan Panchayat and Manivilundan South Villlage – Thalaivasal Taluk – Thalaivasal Panchayat Union - Salem District -Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicant P.Balakrishnan, Salem District, Application Ref No: MASQR3SQ (F.No.43346), Dated.15.04.2025.
2.District Town and country planning Office, Salem District Letter No: SLM / MASQR3SQ / 43346 /2025 (OSR Demand Request Letter issued on dated: 12.06.2025)
3.Joint Director Agriculture Department, Salem District, Letter No.E2/4723/2025, Dated: 16.04.2025 (Dry Land NOC Letter).
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: 12.06.2025 and 16.06.2025 (requiring payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
14.Applicant Mr.P.Balakrishnan, Salem District, Application Ref No: MASQR3SQ (F.No.43346), Dated.13.06.2025 and 18.06.2025 (Payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
15.Block development officer, Thalaivasal Panchayat Union Road certificate Letter No.505/2024, date.09.05.2025
16.Tamil Nadu Gazette No.28, dated.10.07.2024
17.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 Salem District, Thalaivasal Taluk, Thalaivasal Panchayat Union, Manivilundan Panchayat and Manivilundan South Villlage, S.F.No. 399/5B, Site Extent – 0.21 Acre or 849.83 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 12.06.2025. Further the applicant has paid the OSR Fee, Centage Fee, SubDivision Charges and Development

Charges on.18.06.2025. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Subdivision for Residential use marked as "A to D" has been approved and approved number is issued as SWP/DTCP/SALEM/LAYOUT (SUBDIVISION) No.206/2025 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 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.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 Subdivision 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 Subdivision 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 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.

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

Scrutiny Charges - Rs. 1,275/-, Dated : 15.04.2025,

OSR Charges - Rs. 11,050/-Dated : 13.06.2025,

Centage Charges - Rs. 1800/-, Dated : 18.06.2025,

SubDivision Charges - Rs. 2400/-, Dated : 18.06.2025,
Development Charges - Rs. 1700/-, Dated : 18.06.2025.

Enclosure
Subdivision Original Map - 2 sets.

Copy to,

1.Mr.P.Balakrishnan,
Door No-4/161 Kattukottai,
Manivilundan,Thalaivasal,
Salem,636121.

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,
Thalaivasal Sub-Registrar Office,
Salem District. – 1 Set.

4.The Assistant Director,
Department of Land Survey Land Records,
Salem District.

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



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1275	15/04/2025
2	OSR Fee	11050	13/06/2025
3	Centage Charges	1800.00	18/06/2025
4	Development Charges	1700.00	18/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2400.00	18/06/2025



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:2025.06.20 13:53:29

