PP APPROVAL RECORD

Planning Permission

Kallakurichi, Kallakurichi taluk
Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

Kallakurichi

ROC No. GW02RRBE/27693/2024/2024/TCP Date : 19/07/2024

From:

Joint Director / Deputy Director / Assistant Director

Kallakurichi

To :

The Commissioner,
Kallakurichi Municipality,
Kallakurichi Village,
Kallakurichi Taluk,
Kallakurichi District

Sir/ Madam,

Sub : Site Approval for Commercial Plot - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District – Kallakurichi Taluk – Kallakurichi Municipality – Kallakurichi Village – Comprised in Survey No. 69/7B which have an extent of 500.00 Sq.m – Technical clearance issued - forwarded for further action - Reg

Ref : 1. Applicant: Mr.I.Abdulgani Online Application Form, Online Application Number : GW02RRBE/27693/2024, Dated:22.05.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 28.06.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/4220/2024 Dated:07.06.2024.
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: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
13. OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 28.06.2024 & 09.07.2024.
14. Applicant Mr.I.Abdulgani OSRA Charges Payment Receipt and Centage Fee Payment Receipt dated: 05.07.2024 & 10.07.2024.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial Site Approval in Kallakurichi District,
Kallakurichi Taluk, Kallakurichi Municipality, Kallakurichi Village Comprised in Survey No. 69/7B which have an extent of 500.00 Sq.m

In the continuation, with reference to the 2nd cited letter, OSR Demand for Commercial Site Approval has been issued by the Assistant
Director, District Town and Country Planning on 28.06.2024. Further the applicant has paid OSR and centage charge on 05.07.2024 and
10.07.2024. Hence, this Site approval has been approved with below conditions.
1. As per the condition, the drawing of the site approval for Commercial Plot marked as “A, B, C and D” has been approved and approved

number issued as SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.059/2024 and enclosed with 8 sets 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.9 (b).
3. After the approval of the local body. It is requested to send the Site Approval for Commercial plot 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 Tahsildar to update in Tamilnilam
website.
6. As Per TNCDBR-2019, Rule: 47(6), the applicant has paid Guide Line Value for OSR area.

Special Conditions
1. a) With reference to the 8th cited and 10th cited letter, 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 site approval sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant
directly.
b)Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final site approval sketch, permit of planning
authority along with the permit of local body to the applicant 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. 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.
4. Without prior concurrence from the Directorate of Town and country planning, don't further modifications, subdivisions, or any alteration
in the plan.
5. Applicant should utilize the site approval only for Commercial purposes.
6. Final approval should be obtained from the concerned local body.
7. Technical Concurrence given only on the basis of the documents produced by the applicants, any interest of ownership could not be
done basis of the issue of technical concurrence.
8. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of site approval without prior
intimation to the applicant.
9. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and
Condition patta land, the technical approval given by the Department shall be cancelled by the Department

without any prior notice.
10. This approval is valid only for the site not for the building. Apply separately for building construction based on the power delegated.
11. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Charges	- Rs.750.00, Dated: 22.05.2024.
OSRA Charges	- Rs.259500.00, Dated:05.07.2024.
Centage Charges	- Rs.300.00 , Dated:10.07.2024.

Copy To:
1. Mr.I.Abdulgani,
S/O Ibrahim,
186, South Street,
Madur,
Kallakurichi Taluk,
Kallakurichi District – 606 206.

2. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

3. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

Enclosure
1.Site approval original map and Condition – 2 set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	750	22/05/2024
2	OSR Fee	259500	05/07/2024
3	Centage Charges	300.00	10/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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OMR Thoraipakkam,
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.