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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. 0QKHMCSC/2024/TCP Date : 30/08/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1.The President,
Kalappakulam Panchayat,
Tenkasi District.
2. Thiru.M.Senthil Murugan,
56, Pudumanai 4th Street,
Sankarankoil Taluk,
Tenkasi District – 627 756.

Sir/ Madam,

Sub : Residential layout Sub Division - District Town and Country Planning - Tenkasi District – Sankarankoil Taluk – Kalappakulam Panchayat - Kalappakulam Village - S.No. 38/2B2 - Extent of 876.00 Sqm (0.216 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.M.Senthil Murugan Online Application No. 0QKHMCSC Dated: 10.08.2024.
2.District Town and Country Planning Office, Tenkasi District, OSR Demand Request Letter dated: 28.08.2024
3.Joint Director Agriculture Department, Tenkasi District, Letter Dated: 20.02.2023.
4.NOC from Tahsildar, Sankarankoil Taluk, Tenkasi District, Letter No. REVSKL/1380/2022-B3, Dated.23.12.2022.
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 14.10.2019.
13.G.O.(MS).No.53, Housing and Urban Development [UD4(3)]Department, dated.28.02.2024.
14.Demand payment Request letter dated 28.08.2024 (Requiring payment of Centage Charge development charges and OSR Fee).
15. Applicant Thiru.M.Senthil Murugan, letter dated.28.08.2024 (Payment of OSR Fee).
16.Applicant Thiru.M.Senthil Murugan, letter dated.29.08.2024 (Payment of Centage Charge, development charges).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential subdivision in Tenkasi District, Sankarankoil Taluk, Kalappakulam Panchayat, Kalappakulam Village, S.No. 38/2B2 for an Extent of 876.00 Sqm (0.216 Acres).
In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Subdivision has been issued by the Assistant Director,
Tenkasi District Town and Country Planning on 28.08.2024. Further the applicant has paid the Centage Charge and OSR fees on 29.08.2024
Hence, this Subdivision is given approval with following conditions.

1.As per the condition, Subdivision for Residential use marked as “A to E” has been approved and approved number is issued as LP/TDTCP
No.SWP/29/2024 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 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:
Copy To:

1.The Block Development Officer,
Sankarankoil Panchayat Union,
Tenkasi District.
2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

3.The Sub-Registrar,
Sub Registrar Office, Sankarankoil,
Tenkasi District.
4.Assistant Director,
Survey Land Records,
Tenkasi – 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1314	10/08/2024
2	OSR Fee	110288	28/08/2024
3	Centage Charges	1500.00	29/08/2024
4	Development Charges	1752.00	29/08/2024
5	Display Board Charges		
6	Satellite town charge		

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

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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.