

Town and Country Planning Department(Planning Permission)



AA Complex, Public office road, Nagapattinam

ROC No. 3R2PBVEH (54095)/Na.ma2./2025/TCP

Date : 24/10/2025

From:

Joint Director / Deputy Director / Assistant Director
AA Complex, Public office road, Nagapattinam

To :

The Panchayat President,
Agarakondagai panchayat,
Thirumagal panchayat union,
Nagapattinam Taluk,
Nagapattinam District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office - Nagapattinam District, Nagapattinam Taluk, Thirumagal Panchayat union , Agarakondagai Village/ Panchayat –S.F No. 97/7A, 97/7B1A, 97/7B2A, 97/7B2B, Extent - 6900.00 Sq.m (or) 1.705 Acres -Technical Clearance/ Concurrence/ Planning permission issued- Forwarded for further action - Reg.

Ref : 1. Application (Reference No: 3R2PBVEH / 2025 / NP) received through Single Window Portal from Tvl.Stephan Hamanth and Ramarajan, Nagapattinam, Dated:15.09.2025
2. Road pattern plan approved by the District Town and Country Planning Of Planning Office, Nagapattinam, Dated:08.10.2025
3. Nagapattinam District Collector NOC letter vide, ne. 1822/2025, Dated: 11.04.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020
5. Gift deed document No. 2781/2025,Dated:13.10.2025 Uploaded by the Applicant Tvl.Stephan Hamanth and Ramarajan, Nagapattinam,,Dated:14.10.2025.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 , G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024
15. Demand raised for payment of Centage charges, Display Board Fees, subdivision charges, development fee respectively dated: 15.10.2025.
16. payment of Centage charges, Display Board Fees, subdivision charges, development fee received from the applicant respectively on 22.10.2025
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

ORDER:

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an Extent of 6900.00 Sq.m (or) 1.705 Acres in the land bearing S.F. No. 97/7A, 97/7B1A, 97/7B2A, 97/7B2B, – at Agarakondagai Village / panchayat of Thirumagal Panchayat union, of Nagapattinam Taluk, Nagapattinam District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for Roads, and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage charges and Display Board fees, Sub division fees, Development charge received vide reference 16th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:

- 1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as s L.P. / D.T.C.P. (Nag) No.13/2025
- 2.The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
- 3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
- 4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under 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 Regularity Authority. The applicant has to comply the said provisions.
- 5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts –
AS Receipts under Land Use Conversion Charges
227 Non Taxation fees –
09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Area : 6900 Sqmt. (or) 1.705 Acre

No.of Plots : 33 nos

Gifted Over to Local Body:

Layout Road : 1978.70 Sq.mt

Public Purpose : .25.10 – 0.51% Sq.mt

TANGEDCO Purpose: 25.50 – 0.52% Sq.mt

Copy to

1. Tvl.Stephan Hamanth and Ramarajan,
536 Bharadhiyar Street,
Agarakondagai, Nagapattinam taluk,
Nagapattinam – 609602

2. The Tahsildar (TamilNilam).
Nagapattinam talik,
Nagapattinam District

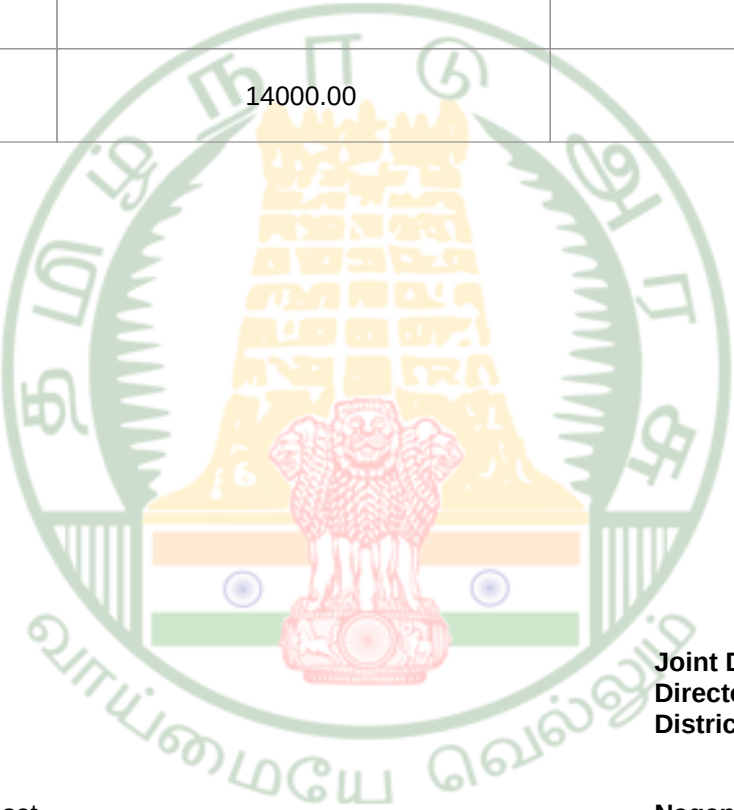
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

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

5. Sub Registrar,
Nagor sub Registrar,
Nagapattinam District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10350	15/09/2025
2	OSR Fee		
3	Centage Charges	10500.00	22/10/2025
4	Development Charges	6900.00	22/10/2025
5	Display Board Charges	1500.00	22/10/2025
6	Satellite town charge		
7	Sub Division Charge	14000.00	22/10/2025



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

Nagapattinam District.

Enclosure

1.Layout original map and Condition – 2 set