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Town and Country Planning Department(Planning Permission)

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

ROC No. XGKVFBRP/2025/TCP Date : 28/03/2025

From:

Joint Director / Deputy Director / Assistant Director

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

To :

Executive Officer,
Kariyapatti Town Panchayat,
Kariapatti Taluk,
Virudhunagar

Sir/ Madam,

Sub : Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District –Kariyapatti Taluk / Town Panchayat–S.Kallupatti Village –S.F.No 164/1G, 164/1H, & Kattukuttagai karisalkulam Village- s.no 1/1A, 1/1B4– Site extent 2.13 Acre(8660.00 Sq.m)- -Technical Clearance issued - forwarded for further action – Regarding.

Ref : 1. Applicant M/S. SAP FOUNDATION PVT LTD E J REALESTATES PVT LTD Online Application No: XGKVFBRP, dated:12.02.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 21.03.2025.
3. Joint Director Agriculture Department, Letter No.3/1994/2025, Dated:20.02.2025.
4. Applicant M/S. SAP FOUNDATION PVT LTD E J REALESTATES PVT Letter dated Gift deed (Local Body) document No. 1100/2025, Dated:24.03.2025and Gift deed (TANGEDCO) document No. 1100/2025, Dated:24.03.2025.
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.79, Housing and Urban Development Department, Dated: 04.05.2017
8. 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.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated.26.03.2025 Requiring payment of Centage Charge.
16. Applicant, SAP FOUNDATION PVT LTD E J REALESTATES PVT LTD
letter dated. 26.03.2025 (Payment of CentageCharge).----------

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in – Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District –Kariyapatti Taluk / Town Panchayat–S.Kallupatti Village –S.F.No 164/1G, 164/1H, & Kattukuttagai karisalkulam Village s.no 1/1A, 1/1B4– Site extent 2.13 Acre(8660.00 Sq.m) -Technical Clearance issued -forwarded for further action – Regarding.
-In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director, Virudhunagar District Town and Country Planning on 21.03.2025 . Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body Document no.1100/2025, Dated:24.03.2025. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No:64/2025 (O) and enclosed with 2 set 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 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 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions
1. a) With reference to the 8th cited and 9th 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. With reference to the 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas in favour concern local body.
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 plots. 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).
4. 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.

5. 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) Anyperson 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.

6. As per TNCDBR 2019 ,the following fee and charges are collected as follows:
Scrutiny Charges - Rs.12990.00 , Dated:12.2.2025.
Centage Charges – Rs.11400.00, Dated: 26.03.2025.
Development Charges- Rs.12990.00, Dated: 26.03.2025.
OSR charges-Rs:1032096.00,Dated: 22.03.2025.
Subdivision Charges- Rs:15200.00 ,Dated: 26.03.2025.

Sl.No. Description of charges Amount Receipt no. and date
1 Scrutiny Fee
2 Centage Charges
3 Flag Day Fund
4 Development Charges
5 Display Board Charges
6 Satellite Town Charges

Deputy Director (i/c)
District Town and Country Planning Office,
Virudhunagar District.
Enclosure

Layout Original Map and Condition - 2 sets and
Gift deed document no.1100/2025, dated:24.03.2025

Copy to
1 M/S .SAP FOUNDATION PVT LTD E J REALESTATES PVT LTD
14/15 ,Duraisamy reddy street ,
West Tambaram,Tambaram,
Chengalpattu,600045 1 Set
2 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
3 Kariapatti Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
4 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
5 Thasildar,
Kariapatti Taluk, Virudhunagar District. 1 Set
6 Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
VirudhunagarDistrict. 1 Set and Gift deed document no. 1100/2025, dated:24.03.2025.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12990	12/02/2025
2	OSR Fee	1032096	22/03/2025
3	Centage Charges	11400.00	26/03/2025
4	Development Charges	12990.00	26/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	15200.00	26/03/2025

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

Virudhunagar District.

Enclosure

1.Layout original map and Condition – 2 set



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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