Town and Country Planning Department(Planning Permission)

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

ROC No. Z2HNVN6P/2025/TCP Date : 16/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
   Mukkuttumalai Panchayat,
   Tenkasi District.
2. Selvi. A P Ragavi,
   D/o. A.Pathmanathan,

Sir/ Madam, 25/W1, Society Street,
Koduvilarpatti,
Theni District - 625534

Sub : Residential Layout – District Town and Country Planning Office - Tenkasi District – Thiruvengadam Taluk – Kuruvikulam Panchayat Union - Mukkuttumalai Panchayat –Naduvapatti Village - S.F.No.167/2A1D - Extent of Layout 19900.00 Sq.m (4.920 Acre)- Technical clearance issued - forwarded for further action – Reg.

Ref :
1.Applicant Selvi. A P Ragavi, Online Application No.Z2HNVN6P Dated: 23.01.2025.
2.District Town and country planning Office, Tenkasi District Letter No. Z2HNVN6P (Road pattern issued on dated. 24.04.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4.Applicant Selvi. A P Ragavi, Online Application No. Z2HNVN6P Dated:23.01.2025 (Gift deed document no.4427/2025, Dated:15.05.2025)
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, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
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.Demand payment Request online Application No. Z2HNVN6P Dated: 28.05.2025 (requiring payment of Centage Fee and Flag Day Fund).
14.Applicant Selvi. A P Ragavi, Online Application No. Z2HNVN6P, Dated: 13.06.2025. (Payment of Centage Fee and Flag Day Fund).
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16.NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.Ni4/3339/2024, Dated.23.07.2024.
17. NOC from the Divisional Engineer, Highways Department,ka(Ma)pa, Tenkasi Letter No.487/2025/E.Va.A.3/, Dated.01.04.2025.
18. G.O.53, Housing and Urban Development Department Dated.28.03.2025

With reference to the 1st Cited letter, applicant Selvi. A P Ragavi, has requested for the approval of residential layout in Tenkasi District, Thiruvengadam Taluk, Kuruvikulam Panchayat Union, Mukkuttumalai Panchayat, Naduvapatti Village, S.F.No.167/2A1D for an extent of Layout 19900.00 Sq.m (4.920 Acre)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 24.04.2025. Further the applicant Selvi. A P Ragavi, has gift deeded the roads and splay to the Mukkuttumalai Panchayat vide Gift deed document no. 4427/2025, dated:15.05.2025 and 4428/2025, dated:26.05.2025. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/32/2025 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 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 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 receiving Maps and Proceeding orders
5.As per circular cited in 11th, 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 9th cited and 11th 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 layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) 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 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.
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.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% Guideline Value as Land conversation charges, before issuing the final approval.
5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
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)

6.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.

Allotment Details of Approved Layout Plan:

Site Extent : 19900.00 Sq.m (4.920 Acres)
No.Of.Plots : 100
EWS Plots : 1563.66 Sq.m (11.16%)
(Plot No. 18 – 31, 69 – 82)
OSR Area : 1423.50 Sq.m (10.16%)
Gifted over to Local Body
Gift Deed Document : No.4427/2025, Dated.15.05.2025.
No.4428/2025, Dated.26.05.2025.
Layout Road & Splay Extent : 5889.75 Sq.m
A) Public Purpose : 73.97 Sq.m (0.53%)
B) TANGEDCO Purpose : 74.52 Sq.m (0.53%)

Copy To:

1. The Block Development Officer,
   Kuruvikulam 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. Sub-Registrar,
   Kovilpatti Sub Registrar Office,
   Tenkasi District.
4. Assistant Director,
   Survey Land Records,
   Tenkasi – 1 Set
5. Tahsildar,
   Thiruvengadam Taluk,
   Tenkasi District – 1 Set.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29850	23/01/2025
2	OSR Fee		
3	Centage Charges	30900.00	13/06/2025
4	Development Charges	39800.00	13/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	41200.00	13/06/2025

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tenkasi
Date:2025.06.16 17:52:31