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Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. JKU2H0YX/2025/TCP Date : 04/06/2025

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Special Officer/The Block Development Officer(VP)
T.Soorakudi Panchayat,
Sakkottai Panchayat Union,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District - Karaikudi Taluk- Sakkottai Panchayat Union- T.Soorakudi Panchayat - Thiruvelankudi Village- S.F.Nos. : 273/2 - extent of 9757.00sqm(2.41 Acre)- Technical clearance issued - forwarded for further action – Reg

Ref : 1.Applicants layout proposal received through online vide reference No. JKU2H0YX, Dated: 23.05.2025.
2.Joint Director Agriculture department, Letter No. T1/142/2025(7) , Dated: 21.05.2025.
3.District Town and country planning Office, Sivagangai District Letter . (Road pattern issued on dated:30.05.2025).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.ULAGAPPAN AND OTHER, Letter, Dated:03.05.2025 .(Gift deed document nos:5174/2025, 5175/2025 , dated: 02.06.2025).
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.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and
Water Supply, dated: 31.01.2020.
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.Demand payment Request Letter, Dated:03.06.2025 (requiring payment of Centage Fee, and Flag Day Fund).
15.Applicants Thiru.ULAGAPPAN AND OTHER Letter, Dated: 03.06.2025.(Payment of Centage Fee, and Flag Day Fund).
16.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 residential layout in Sivagangai District , Karaikudi Taluk,
Sakkottai Panchayat Union, T.Soorakudi Panchayat , Thiruvelankudi Village, S.F.Nos: : 273/2 - extent of 9757.00sqm(2.41 Acre)- forwarded
for further action to Local body with concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
30.05.2025. Further the applicant Thiru.ULAGAPPAN AND OTHER, have gift deed the road, road splay areas has been handed over to the
local body thro' document no:5174/2025. dated on 02.06.2025 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(SWP)

/DTCP/SIVAGANGAI NO:78/2025. and
enclosed with 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
Special Conditions
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary
fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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 11th cited and 12th 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 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)
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)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.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Flag day fund-Rs:5000/
Enclosure:

Layout original Map and Condition

Copy To:

1.Thiru. ULAGAPPAN AND OTHER,
253d, amman street ,
karaikudi,
Sivagangai-630004.

2. Tamilnadu Real Estate, Regulatory Authority (TNRERA)
No1A,1st Floor,
Gandhi irwin Bridge Road,
Egmore, chennai-600 008.

3. The Registrar,
Karaikudi –II Sub Registrar office,
Sivagangai District .

4. The Assistant director,
Department of survey land Records,
collectorate office,
Sivagangai.

5. The Thasildar,
Karaikudi Taluk,
Sivagangai.

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai-1set Gift deed document No- 5175/2025, (original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14636	23/05/2025
2	OSR Fee		
3	Centage Charges	13200.00	03/06/2025
4	Development Charges	9757.00	03/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	17600.00	03/06/2025

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

Sivagangai District.

Enclosure

1.Layout original map and Condition – 2 set



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Zoning & Land Use Analysis

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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