Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

ROC No. THP / G4LI55H9 / 55886/2025/TCP Date : 28/11/2025

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The Panchayat President,
Kumberi Panchayat,
Kandhili Panchayat Union,
Tirupathur Taluk,
Tirupathur District – 635652

Sir/ Madam,

Sub : Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Tirupathur District – Tirupathur Taluk – Kandhili Panchayat Union – Kumberi Panchayat/Village - Survey Number: 20/1A2 - Site Extent: 1620.00 Sq.m or 0.40Acres - Planning Permission issued - forwarded for further action – Regarding.

Ref :
1. On 04.10.2025, Applicant's Mr. N. Raja and Mr. A. Eswaran Online Application Form were received through Online Application Number: G4LI55H9.
2. The Assistant Director, District Town and Country Planning Office, Tirupathur District had issued Road pattern through District Letter No: THP / G4LI55H9 / 55886/2025/TCP on 20.11.2025.
3. The Joint Director(i/c), Agricultural Department, Tirupathur District had issued Dry Land NOC through Letter No. A1/6294/2025 on 13.11.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr.N.Raja and Mr. A.Eswaran Gift deed (Local Body) document no: 7913/2025, Dated: 21.11.2025.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms). No.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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Mr. N. Raja and Mr. A. Eswaran Scrutiny Fee Receipt, Dated: 12.11.2025.
15. Applicant's Mr. N. Raja and Mr. A. Eswaran OSR Charge, Demand Payment Request Letter from DTCP, dated: 20.11.2025 and 27.11.2025.
16.Applicant's Mr. N. Raja and Mr. A. Eswaran OSR Charge, Centage Charge, Development Charge & Display Board Payment Receipt, dated: 27.11.2025 and 27.11.2025.
17. Applicant's Mr. N. Raja and Mr. A. Eswaran Flag Day Fund Receipt, dated: 27.11.2025.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.

20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Tirupathur District, Tirupathur Taluk, Jolarpet Panchayat Union, Kumberi Panchayat,
Kumberi Village comprised in survey number: 20/1A with a Site Extent of 1620.00 Sq.m or 0.40 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Tirupathur District Town and Country
Planning Office on 20.11.2025. Further the Applicant's Mr. N. Raja and Mr. A. Eswaran have gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas have been
handed over to The Panchayat President, Ammanankoil Panchayat on 21.11.2025 vide gift document no. 7913/2025. Hence, this layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (THP) No. 78/2025 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.10 (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 for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is
appropriate, make adequate provision for the preservation or planting of trees, as may be specified. On all streets exceeding 7.2 meters in width, shade trees shall be planted not
more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq. ft of the plot area which be
monitored by the concern Local Body.
7. As per the G.O. (Ms). No. 18, the applicant's have paid the Open Space Reservation Fee in accordance with Rule 47(6) of the TNCDBR-2019 based on Guideline value instead of land
Allocation.

Special Conditions:
1. a) With reference to the 8th cited and 10th 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 applicant. 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 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number, 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% 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 entitlement to development is verified in the documents submitted with the applicant
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:
1. Scrutiny Fee - Rs. 2430.00, Dated: 12.11.2025.
(Receipt Number: 2025111255886, Transaction ID: 9339837555225).
2. OSR Fee – Rs. 9715.00, Dated: 27.11.2025.
(Challan Number: 20251127015841, Challan Date: 27-Nov-2025, Payment Date: 27-Nov-2025)
2. Centage Fee – Rs. 3000.00, Dated: 25.11.2025.
(Challan Number: 20251127026514, Challan Date: 27-Nov-2025, Payment Date: 27-Nov-2025).
3. Display Board Charges – Rs. 10000.00, Dated: 27.11.2025.
(Receipt Number: 2025112755886, Transaction ID: 2239392533415).
4. Development Charges – Rs. 3240.00, Dated: 27.11.2025.
(Receipt Number - 2025112755886, Transaction ID: 2239392533415).
5. Sub Division Charges - Rs. 4000.00, Dated: 27.11.2025.
(Receipt Number - 2025112755886, Transaction ID: 2239392533415).

Conditions:
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning
Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of
land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the
Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The buyer/owner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the Layout, permission for each
building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the
layout, the local body should consider and take a decision.
b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public
spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall

be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout
for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a
layout has been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning
permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department
without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the
plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and
Country Planning department without prior intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country
Planning department without prior intimation.
18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any
intimation to the applicant.
19. Before giving final Planning Permission by local body, Concerned Local body should ensure the site is levelled to the Road Level.
20. Technical Concurrence given only on the basis of the documents produced by the applicant; any interest of ownership could not be done basis of the issue of technical
concurrence. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of Layout approval without prior intimation to the applicant.
21. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
22. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the technical approval
given by the Department shall be cancelled by the Department without any prior notice.
Remarks:
a) Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12 meters in height
upto Stilt +3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
b) Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft and 2. Commercial Buildings above 2,000 Sq.ft.

Copy To:
1. Mr. N. Raja,
No: 42 and 43, Sakthi Nagar,
Muthumariamman Koil Vattam,
Kumberi Village, Tirupathur Taluk,
Tirupathur District – 635652.

2. Mr. A. Eswaran,
No: 4/82, Kumberi Village,
Tirupathur Taluk,
Tirupathur District – 635652.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2430	12/11/2025
2	OSR Fee		
3	Centage Charges	3000.00	27/11/2025
4	Development Charges	3240.00	27/11/2025
5	Display Board Charges	10000.00	27/11/2025
6	Satellite town charge		
7	Sub Division Charge	4000.00	27/11/2025

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

Tirupathur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Tirupathur
Date:2025.11.28 17:35:30