Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. 0DPJ8CA8/2026/TCP Date : 13/04/2026

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Block development Officer / The Special Officer,
Koothaloor Panchayat, Kallal Panchayat union,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout - DTCP – Sivagangai District–Non- Planning Area – Karaikudi Taluk – Kallal Panchayat union - Koothaloor Panchayat – Koothaloor Village - Survey no. 127/1B1C- Extent of Layout 8900.00 Sq.m (2.20 Acre) – Technical clearance issued - forwarded for further action –Reg.

Ref : 1. Applicant Thiru. S.Syed Abdul Kadher, online Layout application No.0DPJ8CA8, Dated.06.03.2026.

2. District Town and country planning Office, Sivagangai District Letter No. 0DPJ8CA8 (Road pattern issued on dated. 27.03.2026).

3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.

4. Applicant Thiru. S.Syed Abdul Kadher, online Layout application No0DPJ8CA8, Dated. 30.03.2026 (Gift deed document no.2892/2026, 2891/2026
Dated:28.03.2026)

5. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004

6. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

7. G.O.No.18, Municipal Administration and Water Supply Department Dated: 04.02.2019 and G.O.No.16 Municipal Administration and Water Supply
Department dated: 31.01.2020.

8. G.O.No.141, Housing and Urban Development Department, Dated: 23.09.2020

9. G.O.No.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 Layout application No.0DPJ8CA8 Dated: 02.04.2026 (requiring payment of Centage Fee and Flag Day Fund).

14. Applicant Thiru. S.Syed Abdul Kadher, online Layout application No.0DPJ8CA8, Dated: 03.04.2026.(Payment of Centage Fee and Flag Day Fund).

15. Applicant Thiru. S.Syed Abdul Kadher, online Layout application No.0DPJ8CA8, Dated:30.03.2026.(Payment of OSR Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

17. Joint Director Agriculture department, Sivagangai, Letter No .Thi1/2530/2026, Dated: 10.03.2026.

18. G.O.No.53, Housing and Urban Development Department Dated.10.03.2026.

With reference to the 1st Cited letter, Thiru. S.Syed Abdul Kadher, has requested for the approval of residential layout in Karaikudi Taluk, Kallal
Panchayat union, Koothaloor Panchayat, Koothaloor Village, Survey no. 127/1B1C - Extent of Layout 8900.00 Sq.m (2.20 Acre).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 27.03.2026. Further the
applicant Thiru. S.Syed Abdul Kadher, has gift deeded the roads and splay to the Kallal Panchayat union vide Gift deed document no.2892/2026,
dated:28.03.2026. 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.55/2026 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 : 8900.00 Sq.m (2.20 Acres)
No.Of.Plots : 50
OSR Details : Rs. 3,18,976 /- Dated.30.03.2026.
Gifted over to Local Body & Tangedco
Gift Deed Document : No.2892/2026, Dated.28.03.2026 (Local body)
No.2891/2026, Dated.28.03.2026 (Tangedco)
Layout Road & Splay Extent : 3208.94 Sq.m
A) Public Purpose : 45.56 Sq.m (0.80%)
B) TANGEDCO Purpose : 45.72 Sq.m (0.80%)

Copy To:
1. Thiru. S.Syed Abdul Kadher,
No:10, Ansari Street,
Kattuthalaivasal, Karaikudi,
Sivagangai District - 630 00.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 – 1 Set

3. The Registrar,
Joint 2 - Karaikudi Registrar office,
Sivagangai District.

4. Assistant Director,
Survey Land Records,
Sivagangai District – 1 Set

5. Tahsildar,
Karaikudi Taluk,
Sivagangai District – 1 Set.

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai District -1 Set (Gift Deed Document No.2891/2026 Original)

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	13350	06/03/2026
2	OSR Fee		
3	Centage Charges	15900.00	03/04/2026
4	Development Charges	8900.00	03/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	21200.00	03/04/2026

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

Sivagangai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Sivagangai
Date:2026.04.13 17:11:36