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Town and Country Planning Department(Planning Permission)

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

ROC No. VANERMWO /2025/TCP Date : 09/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1.The Commissioner,
Sankarankoil Municipality,
Tenkasi District.
2. Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi
10C, New House 4th Street,
Sankarankovil,Tenkasi District - 627756.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Tenkasi District – Sankarankoil Taluk – Sankarankoil Municipality – Sankarankoil LPA – Sankarankoil DD Plan No.3 - Sankarankoil Village – Ward:A, Block:32, T.S.No.9/6,7,8,9,10,11,12 (Old.S.F.No.103/1P,2P,2DP,2AP,2BP,2EP) - Extent of 9071.00 Sq.m (2.24 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi, Online Application No. VANERMWO Dated: 17.12.2024.
2.District Town and country planning Office, Tenkasi District Letter No. VANERMWO (Road pattern issued on dated. 28.12.2024).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
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. Applicant Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi, online Application No. VANERMWO, Dated: 08.01.2025(Payment of OSR
Guideline Value Fee).
14.Demand payment Request online Application No. VANERMWO Dated: 09.01.2025 (requiring payment of Centage Fee and Flag Day Fund).
15. Applicant Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi, online Application No. VANERMWO, Dated: 09.01.2025(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 Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi has requested for the approval of
residential layout in Tenkasi District, Sankarankoil Taluk, Sankarankoil Municipality, Sankarankoil LPA,Sankarankoil DD Plan No.3, Sankarankoil
Village, Ward:A, Block:32, T.S.No.9/6,7,8,9,10,11,12 (Old.S.F.No.103/1P,2P,2DP,2AP,2BP,2EP an extent of 9071.00 Sq.m (224 cent)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 28.12.2024.
Further the applicant Thiru. R.Subash Chandra Bose and Tmt.S.Renuga Devi has gift deed the roads and splay has been handed over to the
Sankarankoil Municipality vide Gift deed document no. 28/2025, dated:06.01.2025. 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/04/2025 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 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 11th cited and 13th 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 14th cited and 15th 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% Market Land 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 : 9071.00 Sq.m (224 cent)
No.Of.Plots : 41
Gifted over to Local Body
Gift Deed Document : No.28/2025, dated:06.01.2025.
Layout Road & Splay Extent : 2153.06 Sq.m
A) Public Purpose : 45.13 Sq.m (0.65%)
B) TANGEDCO Purpose : 49.60 Sq.m (0.72%)
OSR Amount : Rs. 1,38,420/- Dated.08.01.2025.

Copy To:
1.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
2. Sub-Registrar,
Sankarankoil Sub Registrar Office,
Tenkasi.
3. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
4. Tahsildar,
Sankarankoil 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	13607	17/12/2024
2	OSR Fee	138420	08/01/2025
3	Centage Charges	13500.00	09/01/2025
4	Development Charges	18150.00	09/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	22500.00	09/01/2025

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set



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Property Valuation & Cost Estimation

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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