Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. SWP/N5H4SU6G/2025/TCP Date : 12/05/2025

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Special Officer/The Block Development Officer(VP)
Shanmuganathapuram Panchayat,
Devakottai Panchayat Union,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning - Sivagangai District - Devakottai Taluk/ Panchayat Union - Shanmuganathapuram Panchayat - Meelasemponmari Village - S.F.No.216/3B2 - extent of 11630.00 sqm (2.88 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.Senthilnathan, Letter no:N5H4SU6G, Dated: 17.04.2025.
2.District Town and country planning Office,Sivagangai District Letter No.N5H4SU6G .(Road pattern issued on dated:07.05.2025).
3.Joint Director Agriculture department, Letter No.T1/142/2025(2), Dated:05.02.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.Senthilnathan, Letter Dated:08.05.2025.(Gift deed document nos:2520/2025 & 2521/2025, dated: 08.05.2025).
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 MunicipalAdministration 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:09.05.2025 (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Thiru.Senthilnathan, Letter, Dated:09.05.2025.(Payment of Centage Fee,OSR Guideline Value 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, Devakottai Taluk/ Panchayat Union,
Shanmuganathapuram Panchyat, Meelasemponmari Village, S.F.No.216/3B2 - extent of 11630.00 sqm (2.88 Acres) 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 on07.05.2025. Further the
applicant Thiru.Senthilnatha has gift deed the road, road splay and park areas has been handed over to the local body thro' documentno:2520/2025 dated on
08.05.2025 . 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(SWP)/DTCP/SIVAGANGAI NO:70 /2025. 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 landsurvey 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 SpecialConditions
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 includingthe charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting the
necessary fees the final layoutsketch, 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, watersupply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the localbody
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer ofearmarked 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 haveapproved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite personsto 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 EstateProject 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 collectRs.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 PlanningDepartment 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 inthe 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:6000/-
Enclosure:
Layout Map and
Gift deed document no:2520/2025,(original).
Copy To:
1. Thiru.Senthilnathan
14/1,Subramaniyapuram 8th Street,

Alagappapuram, Karaikudi,
Sivagangai -630003

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

3. The Registrar,
Devakottai Sub Registrar office,
Sivagangai District -1 set

4.The Assistant director,
Department of survey land Records,
collectorate office,
Sivagangai-1set

5. The Thasildar,
Devakottai Taluk,
Sivagangai-1set

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai-1set Gift deed document No-2521/2025, (original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	17445	17/04/2025
2	OSR Fee		
3	Centage Charges	15900.00	09/05/2025
4	Development Charges	11630.00	09/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	21200.00	09/05/2025

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

Sivagangai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Sivagangai
Date:2025.05.12 12:30:15