Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 77P8OM8J/THOOTHUKUDI/2025/TCP/2026/TCP Date : 07/02/2026

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The President / Special Officer,
Appaneri Panchayat / Block Development Officer
Kuruvikulam Panchayat Union,
Kovilpatti Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres) –Technical Clearance issued - forwarded for further action – Regarding.

Ref : 1. The Applicant M/s Smart Realtors, Application No. 77P8OM8J / THOOTHUKUDI / 2025, Dated: 08.11.2025.
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: 77P8OM8J / THOOTHUKUDI / 2025 / TCP, Road
Pattern Issued on dated: 03.12.2025.
3. Applicant M/s Smart Realtors, Letter Gift deed (Local Body) document No. 340/2026, dated: 20.01.2026 and Gift deed (TANGEDCO)
document No.341/2026, dated: 20.01.2026.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/12734/2025, Dated: 30.01.2024
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration
and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 3.12.2025 & 23.01.2026 (Requiring payment of OSR fees Centage Charge, Development charge,
and Subdivision Charge)
16. Applicant M/s Smart Realtors, letter dated 22.01.2026 & 26.01.2026 (Payment of OSR fees ,Centage Charge, development charge, Sub
division Charge).

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Thoothukudi District – Kovilpatti Taluk –
Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres).

In the continuation, with reference to the letter in the 2nd cited, Road pattern for residential layout has been issued by the Assistant Director,

District Town and Country Planning Office, Thoothukudi on 3.12.2025. Further the applicant has submitted gift deed of Road and Road splay
areas and PP-1 site area by handing over to the local body on 14.01.2026. Hence, this residential layout is given approval with following
conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 18 /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 proceedings to this office immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam
website special conditions.

Special Conditions
1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(1)], 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 applicants 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.
With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road,
area reserved for public purpose in favor of concerned local body.
2. 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)
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. 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, is any dispute arising over individual rights,
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.

5. As per TNCDBR 2019 the following fee and charges are collected as follows:

Scrutiny Charges	- Rs. 8925/-	Dated: 8.11.2025
Centage Charges	- Rs. 14700/-	Dated: 26.01.2026.
Development Charges	- Rs. 11900/-	Dated: 26.01.2026.
Sub Division Charges	- Rs. 19600/-	Dated: 26.01.2026
OSR Fees .	- Rs. 27501/-	Dated: 22.01.2026
Flag day fees	- Rs. 3000/-	Dated: 02.02.2026

Enclosure
Layout Original Map and Condition - 2 sets
Gift deed document no. 340/2026, dated: 20.01.2026 (Original)

Copy to
1.M/s Smart Realtors,
3B3,1L Blackers Road,
Mount Road ,
Chennai-600 002
2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
Anna Nagar,
Chennai - 600 040 – 1 Set

3.Sub-Register,
Kovilpatti Sub-Register Office,
Thoothukudi District. – 1 Set

4.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

5.Tahsildar,
KOvilpatti Taluk,
Thoothukudi District– 1 Set

6.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Thoothukudi Electricity Distribution Circle,
Tenkasi District– 1 Set and Gift deed document no. 341/2026, dated: 20.01.2026 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8925	08/11/2025
2	OSR Fee		
3	Centage Charges	14700.00	26/01/2026
4	Development Charges	11900.00	26/01/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	19600.00	26/01/2026

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

Thoothukkudi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Thoothukkudi
Date:2026.02.07 14:36:38