Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. MFOKZTY8,/THOOTHUKUDI/2025/TCP Date : 23/04/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Special Officer/ The Block Development Officer,
Thirupanichettikulam Panchayat,
Srivaikundam Panchayat Union,
Eral Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Subdivision - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Eral Taluk – Srivaikundam Panchayat Union – Thirupanichettikulam Panchayat – Thirupanichettikulam Village – S.F.No. 58/16B1 - Site Extent of 972.00.00 Sq.m.(0.24 Acre) - Technical Clearance issued - forwarded for further action Regarding

Ref :
1. Applicant Tmt.P.Jansy and Tmt.S.Shantha, Online Application No: MFOKZTY8, Dated: 01.04.2025.
2. District Town and Country Planning Office, Thoothukudi District, OSR Demand Request Letter dated: 17.04.2025
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/3532/2025, Dated: 15.04.2025
4. 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, 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.
8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 21.04.2025 (Requiring payment of Centage Charge, Sub-Division Charge and Development Charge).
15. Applicant Tmt.P.Jansy and Tmt.S.Shantha, letter dated 22.04.2025 (Payment of Centage Charge, Sub-Division Charge and Development Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential sub-division at Thoothukudi District, Eral Taluk,
Srivaikundam Panchayat Union, Thirupanichettikulam Panchayat, Thirupanichettikulam Village, comprising in S.F.No. 58/16B1, having a site extent of
972.00.00 Sq.m.(0.24 Acre).
In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Subdivision has been issued by the Assistant Director, Thoothukudi
District Town and Country Planning on 17.04.2025. Further the applicant has paid the Centage Charge on 22.04.2025. Hence, this Subdivision is given
approval with following conditions.

1. As per the condition, Subdivision for Residential use marked as “A to E” has been approved and approved

number is issued as
SWP/DTCP/THOOTHUKUDI/SUBDIVISION No. 70/2025 and enclosed with 2 set of original maps has been forwarded with it for further action. 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.
2. After the approval of the local body. It is requested to send the approved Subdivision map to the concerned registration department office and land
survey department for information and appropriate action.
3. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4. As per circular in 12th cited, 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 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 Subdivision 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 Subdivision 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. 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, if any dispute arises 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. 1458.00, Dated: 01.04.2025
OSR Charges – Rs. 5832.00, Dated: 19.04.2025
Centage Charges - Rs. 3000.00, Dated: 22.04.2025
Sub-Division Charges - Rs. 4000.00, Dated: 22.04.2025
Development Charges - Rs. 1960.00, Dated: 22.04.2025

Enclosure

Subdivision Original Map - 2 sets

Copy to
1. Tmt.P.Jansy and Tmt.S.Shantha,
D.No.6/10 & 6/16,
N.P.M Pandara Nadar Street,
Nattathi-628751,
Thoothukudi District.

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

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

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

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1458	01/04/2025
2	OSR Fee	5832	19/04/2025
3	Centage Charges	3000.00	22/04/2025
4	Development Charges	1960.00	22/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	22/04/2025

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:2025.04.23 17:58:04