



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Town and Country Planning Department(Planning Permission)

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



ROC No. 8N9SXTS4/2025/TCP

Date : 03/01/2025

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.S.Arumugachamy,
36,Nehru Street,

Sir/ Madam Sankarankoil,
Tenkasi District – 627 756.

Sub : Residential Layout – District Town and Country Planning Office – Tenkasi District – Sankarankoil Taluk – Sankarankoil Municipality – Sankarankoil LPA – Sankarankoil Detail Development Plan No.II - Sankarankoil Village – Ward:A, Block:2, T.S.No.15/6, 15/7 (Old.S.F.No.198/1 pt) - Extent of 3440.00 Sq.m (85 cent) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru.S.Arumugachamy, Online Application No. 8N9SXTS4 Dated: 06.11.2024.
2.District Town and country planning Office, Tenkasi District Letter No. 8N9SXTS4 (Road pattern issued on dated. 25.11.2024).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4.Applicant Thiru.S.Arumugachamy, Online Application No. 8N9SXTS4 Dated: 06.11.2024 (Gift deed document no.3695/2024, dated:12.12.2024).
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.S.Arumugachamy, online Application No.8N9SXTS4, Dated: 27.12.2024(Payment of OSR Guideline Value Fee).
14.Demand payment Request online Application No. 8N9SXTS4 Dated: 30.12.2024 (requiring payment of Centage Fee and Flag Day Fund).
15.Applicant Thiru.S.Arumugachamy, online Application No.8N9SXTS4, Dated: 02.01.2025(Payment of Centage Fee and Flag Day Fund).
15.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.S.Arumugachamy, has requested for the approval of residential layout in Tenkasi District, Sankarankoil Taluk, Sankarankoil Municipality, Sankarankoil LPA , Sanakarankoil Detail Development No.II, Sankarankoil Village, Ward:A, Block:2, T.S.No.15/6, 15/7 (Old.S.F.No.198/1 pt) an extent of 3440.00 Sq.m (85 cent)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by

this office on 25.11.2024.

Further the applicant Thiru.S.Arumugachamy has gift deed the roads and splay has been handed over to the Sankarankoil Municipality vide

Gift deed document no. 3695/2024, dated:12.12.2024. 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/02/2025 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 10th cited and 12th 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 11th cited and 12th 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 : 3440.00 Sq.m (85 cent)

No.Of.Plots : 15

Gifted over to Local Body

Gift Deed Document : No.3695/2024, dated:12.12.2024.

Layout Road & Splay Extent : 892.08 Sq.m

A) Public Purpose : 13.53 Sq.m (0.53%)

B) TANGEDCO Purpose : 13.94 Sq.m (0.55%)

OSR Amount : Rs. 15,42,750/- Dated.27.12.2024.

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

Copy To:

1. Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

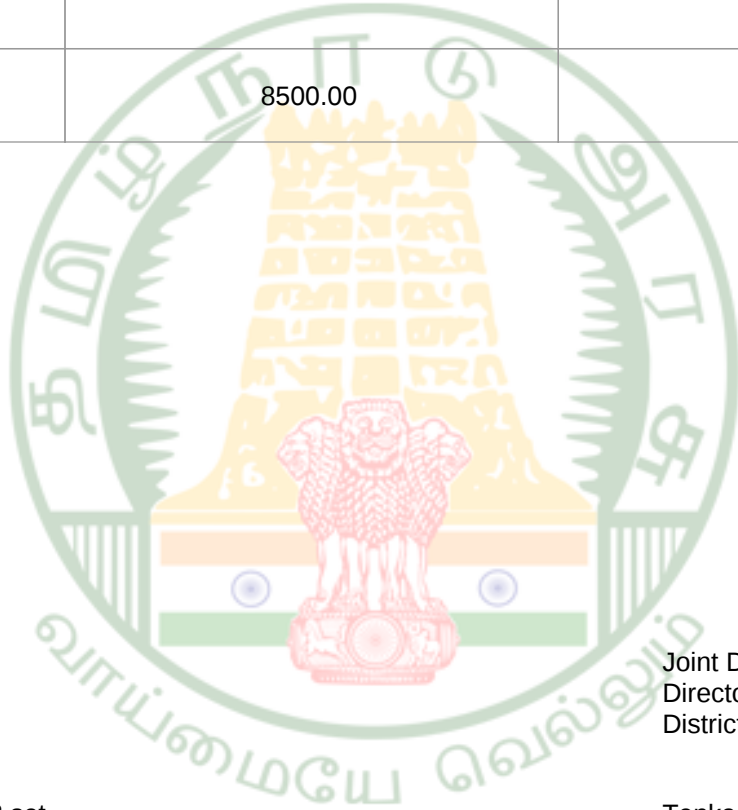
2. Sub-Registrar,
Sankarankoil Sub Registrar Office,
Tenkasi.

3. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set

4. Tahsildar,
Sankarankoil Taluk,
Tenkasi District – 1 Set



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5160	06/11/2024
2	OSR Fee	1542750	27/12/2024
3	Centage Charges	5100.00	02/01/2025
4	Development Charges	6890.00	02/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	8500.00	02/01/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Tenkasi District.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate