Town and Country Planning Department(Planning Permission)

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

ROC No. CWZJ9HQ4/2025/TCP Date : 05/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tenkasi Municipality,
Tenkasi.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning office - Tenkasi District – Tenkasi Taluk -Tenkasi Municipality – Ward A – Block 6 – T.S.No. 89 (Tenkasi Village -S.F.No.401/1pt)- extent of 8215 Sqm(2.03 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Tmt.Anitha online Application No. CWZJ9HQ4 dated .06.01.2025.

2.District Town and country planning Office, Tenkasi District Letter No. CWZJ9HQ4 (Road pattern issued on dated: 14.02.2025.).

3.Principle chief conservator of forest Chennai, Letter ref.K.Dis No.TS4/32018/2023 dated.07.03.2024.

4.Revenue Divisional Officer, Tenkasi Letter Mu.Mu.A2/494/2022 Dated.02.05.2023

5.Cheif Engineer, Agri Engineering Department, Chennai Letter no.MabaaAA(ka)1/34578/2023 Dated.29.08.2023.

6. The Assistant Director, Mines Depatment, Tenkasi letter No.Omu.M1/497/2023 Dated.06.07.2023.

7.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

8.Applicant Tmt.Anitha online Application No. CWZJ9HQ4 Letter, Dated:20.02.2025.(Gift deed document no.779/2025, dated: 18.02.2025).

9.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

10.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.

11.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

12.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

13.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

14.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: Ref : 08.09.2017.

15.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

16.Demand payment Request Letter CWZJ9HQ4 Dated:21.02.2025 (requiring payment of Centage Fee and Sub division).

17.Applicant Tmt.Anitha, online application No. CWZJ9HQ4 Letter, Dated: 24.02.2025 (Payment of Centage Fee and Sub division Fee).

18.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 - Tenkasi District, Tenkasi Taluk, Tenkasi Municipality, Ward – A, Block – 6,
T.S.No. 89 (Tenkasi Village -S.F.No.401/1pt)- extent of 8215 Sqm(2.03 Acres)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District office on 14.02.2025. Further the Applicant
Tmt.Anitha has gift deed the road, road splay areas and Public Purpose to the local body through Doc.No.779/2025 on 18.02.2025. 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/16/2025 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 16th, 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 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 13th cited and 14th 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
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 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.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Copy To:
1.Tmt.Anitha,
277/2, Police Quarters Back Side ,
Thaikka Street,
Tenkasi – 627811.
2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
3.Sub-Registrar,
Jiont II Sub-registrar office,
Tenkasi.
4.Assistant Director,
Survey Land Records,
Tenkasi – 1 Set.
5.The Tahsildar,
Tenkasi.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12648	06/01/2025
2	OSR Fee	61000	20/02/2025
3	Centage Charges	10200.00	25/02/2025
4	Development Charges	16430.00	25/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	17000.00	25/02/2025

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tenkasi
Date:2025.03.05 14:00:13