Town and Country Planning Department(Planning Permission)

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

ROC No. A1BTH4EQ/2026/TDTCP/2026/TCP Date : 07/04/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Elathur Panchayat,
Senkottai Taluk,
Tenkasi District.

Sir/ Madam,

Sub : Residential Layout –DTCP -Office of the Director of town and Country planning- Tenkasi District - Shenkottai taluk –Elathur Panchayat /Village – S.F.Nos 646/1A, 646/2, 646/ 4A, 646/5A, 646/6A of Ean extent of 8812.00 sqm (2.17 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1) Applicant Thiru. Pandaram and Tmt. Annamalai, Online application No A1BTH4EQ/2026 Dated: 02.02.2026
2) District Town and Country Planning Office, Tenkasi District Letter No. A1BTH4EQ/ TENKASI/2026/TCP (Road pattern issued on dated: 07.03.2026).
3) Joint Director, Agricultural Department, Tenkasi letter No. Ni4/1167/2025 Dated: 24.02.2026
4) Applicant Thiru. Pandaram and Tmt.Annamalai Gift deed document No.612/2026 Date11.03.2026).
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.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) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
15) Demand payment Request Letter, Dated 07.03.2026 and 17.03.2026
16) Applicant Thiru. Pandaram and Tmt. Annamalai (Payment of Centage Fee, Dated:24.03.2026

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tenkasi District ,Shenkottai taluk Elathur Panchayat /Village – S.F.Nos 646/1A, 646/2, 646/ 4A, 646/5A, 646/6A extent of 8812.00 sqm (2.17 Acres)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 07.03.2026. Further the applicant Thiru. Pandaram and Tmt. Annamalai, have executed a gift deed and the road (including splay),and Public purpose has been handed over to the local body through Gift deed doc No. 612/2026,Date 11.03.2026. 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/26/2026 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 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 Tahsildar to update in Tamilnilam website Special Conditions.

Special Conditions

1. a) With reference to the 8th cited and 10th 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 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:

Centage Fee : Rs.17100.00

Development Charges : Rs.17624.00

SubDivision Charges : Rs.22800.00

OSR Charges : Rs.83117.00

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning dept or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.
14. The Local Body may issue the final order only after conferring that the applicant applied for bulk sub - division.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent 8812.00 sqm (2.17 Acres)
No. of Plots: 37

Gifted over to Local Body :
Layout Road Area :2162.72 sq.m
Public Purpose – 34.90 sqm(0.52 %)
TANGEDCO Purpose: 34.81 sqm (0.52 %)

Copy To:
1. Thiru. Pandaram, Tmt. Annamalai,
R. C Colony,
Kottakulam,
Kunnakudi,
Tenkasi District 627 805.

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue ,
Anna Nagar (East),
Chennai -600102.

3. sub Registrar,
Sub Registrar Office,
Shenkottai.

4.Assistant Director,
Survey Land Records,
Tenkasi.

5.The Tahsildar,
Shenkottai Taluk Office,
Tenkasi.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13218	02/02/2026
2	OSR Fee		
3	Centage Charges	17100.00	24/03/2026
4	Development Charges	17624.00	24/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	22800.00	24/03/2026

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:2026.04.07 16:39:45