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Town and Country Planning Department(Planning Permission)

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

ROC No. QTLG049K/2025/TCP Date : 09/05/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Gunaramanallur Panchayat,
Tenkasi.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning office - Tenkasi District - Tenkasi Taluk - Gunaramanallur Village – S.F.No.566/1A5A2,1B1,1C2,566/2 - an extent of 9870 sqm (2.44 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant.Thiru.Y.Balakrishnan online Application No. QTLG049K dated.14.04.2025

2.District Town and country planning Office, Tenkasi District Letter No. QTLG049K (Road pattern issued on dated: 07.05.2025).

3. The joint Director, Agricultural Department, Tenkasi letter No.Ni4/6281/2024 Dated.12.09.2024.

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

5. Applicant.Thiru.Y.Balakrishnan online Application No. QTLG049K Dated:09.05.2025. (Gift deed document no.2115/2025, dated: 08.05.2025).

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, Municipal Administration and Water Supply Department , Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply
Department , 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: Ref : 08.09.2017.

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

14.Demand payment Request Letter QTLG049K Dated:09.05.2025 (requiring payment of Centage Fee, Sub division Fee , Development fee).

15 Applicant.Thiru.Y.Balakrishnan online Application No. QTLG049K Dated: 09.05.2025 (Payment of Centage Fee, Sub division Fee ,

Development fees)

16.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,
Gunaramanallur Village, S.F.No.566/1A5A2,1B1,1C2,566/2 - an extent of 9870 sqm (2.44 Acres)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District office on
07.05.2025. Further the Applicant.Thiru.Y.Balakrishnan has gift deed the road, road splay areas and Public Purpose to the local body through
Doc.No.2115/2025 on 08.05.2025. 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/23/2025 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 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 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. Thiru.Y.Balakrishnan,
4/1305, Main Road, Vallam,
Shenkottai,
Tenkasi,627809

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

3.The Sub – Registrar,
Joint - II Sub-Registrar Office,
Tenkasi.

4.Assistant Director,
Survey Land Records,
Tenkasi.

5.The Tahsildar,
Tenkasi Taluk Office,
Tenkasi.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14805	14/04/2025
2	OSR Fee	607322	09/05/2025
3	Centage Charges	15900.00	09/05/2025
4	Development Charges	19740.00	09/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	21200.00	09/05/2025

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set



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.



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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

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

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