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Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. IN0HMBDJ/2025/TCP Date : 23/01/2025

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Special Officer/Block Development Officer(VP),
Vallaneri Panchayat and Vaniyangudi Panchayat,
Sivagangai Panchayat Union/Taluk,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District - Sivagangai Taluk - Sivagangai Panchayat Union, Vallaneri Panchayat, Keelakandani Village, S.F.Nos.252/1B,2B,3A1 and Vaniyangudi Panchayat - Kadambankulam Village, S.F.No.156/1B1 - extent of 21633.00Sq.m (5.34Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.MICHEAL JEGAN S, Letter no:IN0HMBDJ, Dated:24.12.2024

2.District Town and country planning Office,Sivagangai District Letter No.IN0HMBDJ. (Road pattern issued on dated:03.1.2025).

3.Joint Director Agriculture department, Letter No.T1/3443/2024(1), Dated:26.12.2024.

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

5.Applicants Mr.MICHEAL JEGAN S, Letter no:IN0HMBDJ, Dated:22.1.2025 .(Gift deed document nos:106/2025107/2025 & 108/2025,
dated:8.1.2025).

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, Department of Municipal Administration and WaterSupply,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.Demand payment Request Letter no:IN0HMBDJ, Dated:23.1.2025(requiring payment of Centage Fee, OSR Guideline Value Fee and Flag

Day Fund).

15.Applicants Mr.MICHEAL JEGAN S, Letter no:IN0HMBDJ, Dated:23.1.2025.(Payment of Centage Fee, OSR Guideline Value Fee and Flag Day
Fund).

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 inSivagangai district, Sivagangai Taluk,
Sivagangai Panchayat Union, Vallaneri Panchayat, Keelakandani Village, comprasing S.F.Nos.252/1B,2B,3A1 and Vaniyangudi Panchayat -
Kadambankulam Village, comprasing S.F.No.156/1B1 to an extent of 21633.00Sq.m (5.34Acres) forwarded to Local bdy for further action
with concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the applicant Mr.MICHEAL JEGAN S, has gift deed the road, road splay and park areas has been handed over to the
local body thro' document no:106/2025 dated on 8.1.2025 . 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(SWP)/DTCP/SIVAGANGAI NO:09/2025. 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

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary
fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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:
Flag day fund-Rs:10000/-
Enclosure:
Layout original Map and Condition-2 Sets and
Gift deed document no:106/2025,108/2025(original).

Copy To:

1. Mr.MICHEAL JEGAN S,
   467,KATTANENDAL
   SUKKANURANI,PALLITHAMMAM POST,
   NEDUNGULAM,
   KALAIYARKOIL,
2. Tamilnadu Real Estate, Regulatory Authority (TNRERA)
   No1A,1st Floor,
   Gandhi irwin Bridge Road,
   Egmore, chennai-600 008. -1 set
3. The Registrar,
   Joint No-2 Sivagangai Sub Registrar office,
   Sivagangai Taluk,
   Sivagangai District -1 set
4. The Assistant director,
   Department of survey land Records,
   collectorate office,
   Sivagangai-1set
5. The Thasildar,
   Sivagangai Taluk,
   Sivagangai-1set
6. The Superintendent Engineer,
   TANGEDCO Sivagangai Electricity Distribution Circle,
   Sivagangai-1set Gift deed document No- 107/20025 (original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	32450	24/12/2024
2	OSR Fee		
3	Centage Charges	37800.00	23/01/2025
4	Development Charges	21633.00	23/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	50400.00	23/01/2025

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

Sivagangai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Sivagangai
Date:2025.01.23 17:18:55



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Property Documentation & Workflow Tools

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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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