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Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. C62GXGIP/44533/2025/TCP/2025/TCP Date : 21/04/2025

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Thiru.G.Jothimahalingam,
No.1/40, Nadu Street,
Somasarampet Post, Malliyampathu,
Nachikuruchi, , Srirangam,
Tiruchirapalli – 620102

Sir/ Madam,

Sub : Residential Plot Sub Division – District Town and Country Planning Office – Comprised in SF.No.43/4A1, 44/1A1A2 of Nachikurichi Village and Panchayat – Manikandam Panchayat Union – Srirangam Taluk – Tiruchirappalli District – an extent of 0.77 Acres (3156.00Sq.mt) – Planning Permission issued – forwarded for further action - Reg.

Ref : 1.Applicant Thiru.G.Jothimahalingam, Srirangam received via single window portal No. C62GXGIP/44533/2025/TCP, Dated.04.04.2025.

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

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

4.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.

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

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

7. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

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

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

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

11.Demand payment Request Letter, Dated:21.04.2025 (requiring payment of Centage Fee, Display Board Fee,etc).

12.Applicant Thiru.G.Jothimahalingam, Srirangam Dated: 21.04.2025.(Payment of Centage Fee, Display Board Fee,etc).

13.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.

14. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential Plot Sub Division in Thiruchirappalli District,
Srirangam Taluk, Manikandam Panchayat Union, Comprised in SF.No.43/4A1, 44/1A1A2 with an extent of 0.77 Acres (3156.00Sq.m). Hence,
this residential Plot Sub Division has been approved with below conditions.

1. As per the condition, the Residential Plot Sub Division has been approved and approved number issued as L.P/JD DTCP(TD) No: 77/2025
(Planning Permission No: 51/2025) 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 Plot Sub Division 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 10th, 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 4th cited and 6th 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 streetlights from the applicants. After collecting the
necessary fee the final Plot Sub Division sketch, permit of planning authority along with approval of Local Body shall be issued to the
applicant(s) directly and 11th cited Letter, may allow the owners/developers either to carry out Infrastructure Development Works to the
standards specified by the concerned local body or to pay the estimate cost to the local bodies.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final Plot Sub Division 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 streetlights etc., as per the
standards specified by the local body

2.With reference to the 9th cited and 10th 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.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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fees – Rs.4734/- Date: 04.04.2025.
2. OSR Fees – Rs.1221143/- Date: 18.04.2025.
3. Centage Charge – Rs.3000/- Date: 21.04.2025.
4. Development Charges – Rs.5000/- Date: 21.04.2025
5. Display Board Deposit Fee – Rs.1500/- Date: 21.04.2025
6. SubDivision Charges – Rs.4000/- Date: 22.04.2025.

PLOT SUB DIVISION CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Plot Sub
Division Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and
Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Plot Sub Division Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above
two conditions.
4. The plots shown in approved Plot Sub Division 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 land use is requested to be changed, only those developments mentioned
in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Plot Sub Division Plan.
6. The hollowed part of the Plot Sub Division should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession
of the road boundary.
8. The applicant must obtain approval regarding the plots/ Plot Sub Division. Also, before constructing the buildings in the plots, the
applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each
building.
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 right 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 Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10.Once the applicant receives the approval of the Plot Sub Division plan from the district Town and country planning office, the approved
Plot Sub Division plan shall be permanently published at the entrance of the Plot Sub Division without any change / release fir public view
through a 6’ x 4’ permanent display board along with the details of resolution number and date of approval of the Plot Sub Division.
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 subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found

to be incorrect or if there
is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence
approval granted to the Plot Sub Division will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily
provided to the purchasers while selling plots for sale.

(e-Signed)
Joint Director/Member Secretary,
District Town and Country Planning Office,
Tiruchirappalli District.

To
The Special Officer/ The Block Development Officer (V.P)
Nachikkurichi Panchayat,
Manikandam Panchayat Union,
Srirangam Taluk,
Tiruchirappalli District.
Copy to:
1. Assistant Director,
Department of Land Survey and Records,
Tiruchirappalli District.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4734	04/04/2025
2	OSR Fee	1221143	18/04/2025
3	Centage Charges	3000.00	21/04/2025
4	Development Charges	5000.00	21/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	21/04/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2025.04.21 17:10:17



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Zoning & Land Use Analysis

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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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