Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 67SXZV1W/THOOTHUKUDI /2025/TCP Date : 18/11/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Block Development Officer/Special Officer,
Thoothukudi Panchayat Union,
Thoothukudi.

Sir/ Madam,

Sub : Residential Sub Division - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk –Thoothukudi Local Planning Area – Thoothukudi Panchayat Union – Maravanmadam Panchayat/ Village – S.F.No. 85/2C – Site Extent of 2445.00 Sq.m.(60.41 Cent) - Planning Permission issued - forwarded for further action – Regarding

Ref : 1. The Applicant Thiru. S. Murugan, Application No. 67SXZV1W/THOOTHUKUDI / 2025, Dated:16.10.2025.
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 Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and
Water Supply dated 31.01.2020.
5. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
6. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
7. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
8. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
9. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
10. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
11. Demand Payment Request letter dated 11.11.2025 (Requiring payment of Payment of Centage Charge, development charge, Sub division
Charge)
12. Applicant Thiru. S. Murugan letter dated 11.11.2025 (Payment of Centage Charge, development charge, Sub division Charge).
13. LPA resolution No.12 dated 15.11.2022.

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Sub Division Layout, Thoothukudi Local
Planning Area, Thoothukudi District, Thoothukudi Taluk, Thoothukudi Panchayat Union, Maravanmadam Panchayat / Maravanmadam Village -
S.F. Nos. 85/2C having a Site Extent of 2445.00 Sqm (60.41 Cent) – Planning Permission Issued – Forwarded for Further Action - Regarding
Hence, this residential Sub division is given approval with following conditions.

1.As per the condition, the Sub division has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/SUBDIVISION
NO.188/2025 & PLANNING PERMISSION NO:108/2025 and enclosed with 2 set of original maps 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 proceedings to this office immediately.

3. After the approval of the local body. It is requested to send the Approved Residential 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 having receipt of maps and proceeding orders.

5. As per circular in 11th cited, 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 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the village panchayat/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 applicants 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 streetlights etc., as per the standards specified
by the local body.

2. 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.

3. 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 any dispute arises over individual rights
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.

4. As per TNCDBR 2019 the following fee and charges are collected as follows:

Scrutiny Charges	- Rs. 3668.00, Dated: 16.10.2025
Centage Charges	- Rs. 1500.00, Dated: 11.11.2025
Development Charges	- Rs. 4890.00, Dated: 11.11.2025
Sub Division Charge	- Rs. 2000.00, Dated: 11.11.2025
OSRA Charges	- Rs.18338.00, Dated: 11.11.2025
Flag Day Fund	- Rs. 500.00, Dated: 11.11.2025

(Ack Ref No FL22939408968)

Enclosure
Layout Original Map and Condition - 2 sets

Copy to
1. Thiru.S.Murugan

2H/703, Annai Therasa Nagar,
2nd Street, Thoothukudi,
Thoothukudi-628008.

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

3. Sub-Register,
Pudhukottai Register Office,
Thoothukudi District. – 1 Set.

4. Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

5.Tahsildar,
Thoothukudi Taluk,
Thoothukudi District. – 1 Set.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3668	16/10/2025
2	OSR Fee		
3	Centage Charges	1500.00	11/11/2025
4	Development Charges	4890.00	11/11/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2000.00	11/11/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Thoothukkudi District.

Signature Not Verified

Signed by: Assistant Director
Location:Thoothukkudi
Date:2025.11.18 12:49:03