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Town and Country Planning Department(Planning Permission)

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



ROC No. DEPLM0PA/2025/TCP

Date : 14/02/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1.The President,
Punnaiyapuram Panchayat,
Tenkasi District.
2.Thiru.TR.Ganesan and Thiru.N.Ponnusamy,
287/B1, Sri Rengapalayam Street,
Sir/ Madam Rajapalayam,
Virudhunagar District – 626117.

Sub : Residential Layout – District Town and Country Planning Office – Hill Area Conservation Authority (HACA) - Tenkasi District – Kadayanallur Taluk – Kadayanallur Panchayat Union - Punnaiyapuram Panchayat – Chokkampatti Village - S.F.No.98/5B, 98/6A, 99/2B5, 99/2B6 - Extent of 4918.00 Sq.m (1.2153 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy, Online Application No. DEPLM0PA Dated:24.01.2025.
2. District Town and country planning Office, Tenkasi District Letter No. DEPLM0PA (Road pattern issued on dated. 10.02.2025).
3. NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.Ni4/8470/2024, Dated.06.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy, Online Application No. DEPLM0PA Dated: 24.01.2025 (Gift deed document no.574/2025, Dated: 11.02.2025)
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: 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 online Application No. DEPLM0PA Dated: 13.02.2025. (requiring payment of Centage Fee and Flag Day Fund).
15. Applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy, online Application No. DEPLM0PA, Dated: 13.02.2025.(payment of Centage Fee and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. Applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy, online Application No. DEPLM0PA, Dated: 12.02.2025.(payment of OSR Fee).
18. NOC from the Assistant Director, Department of Geology and Mining, Tenkasi District, Rc.No.M1/281/2024, Dated.31.12.2024.

19. NOC from the District Forest Officer and Wildlife Warden, Tirunelveli District, C.No.9617/2024/D1, Dated.26.11.2024.
20. NOC from the Revenue Divisional Officer, Tenkasi District, Letter No.Muu.Mu.A1/4135/2023, Dated.23.01.2025.
21. NOC from the Tahsildar, Kadayanallur Taluk, Letter No.KTNRTLK/2018/2024-B1, Dated.12.12.2024.
22. Block Development Officer, Kadayanallur Taluk Letter No.BDOKNR/276/2024-B3, Dated.02.01.2025.

With reference to the 1st Cited letter, applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy has requested for the approval of residential layout in

Hill Area Conservation Authority (HACA), Tenkasi District, Kadayanallur Taluk, Kadayanallur Panchayat Union, Punnaiyapuram Panchayat,

Chokkampatti Village, S.F.No.98/5B, 98/6A, 99/2B5, 99/2B6 for an extent of 4918.00 Sq.m (1.2153 Acres).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 10.02.2025. Further

the applicants Thiru.TR.Ganesan and Thiru.N.Ponnusamy has gift deeded the roads and splay to the Punnaiyapuram Panchayat vide Gift deed

document no. 574/2025, dated:10.02.2025. 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/13/2025 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:

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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion

charges, before issuing the final approval.

5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.

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)

6. 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.

Allotment Details of Approved Layout Plan:

Site Extent : 4918.00 Sq.m (1.2153 Acres)

No.Of.Plots : 25

Gifted over to Local Body

Gift Deed Document : No.574/2025, Dated.11.02.2025.

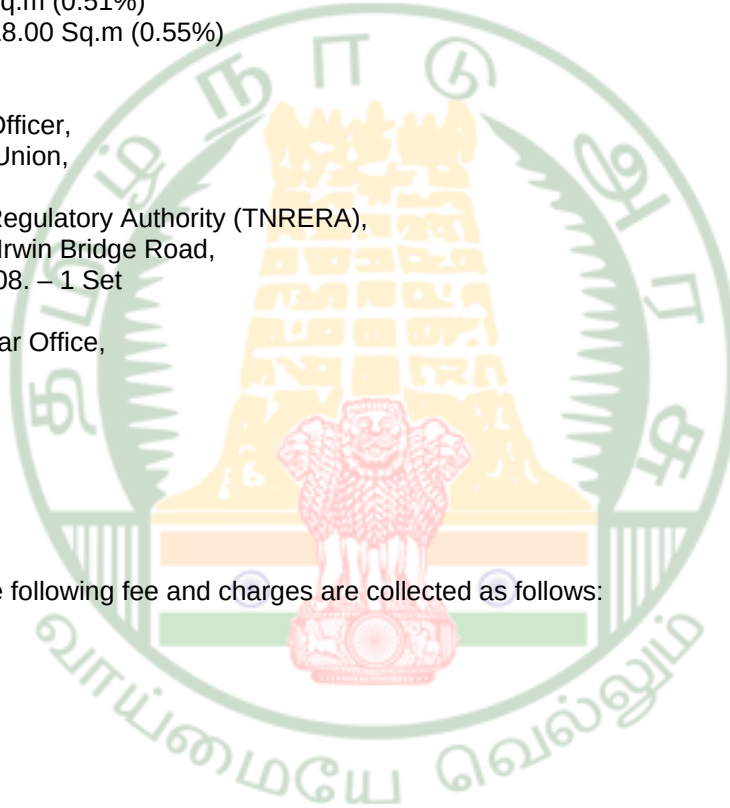
Layout Road & Splay Extent : 1636.74 Sq.m

A) Public Purpose : 16.92 Sq.m (0.51%)

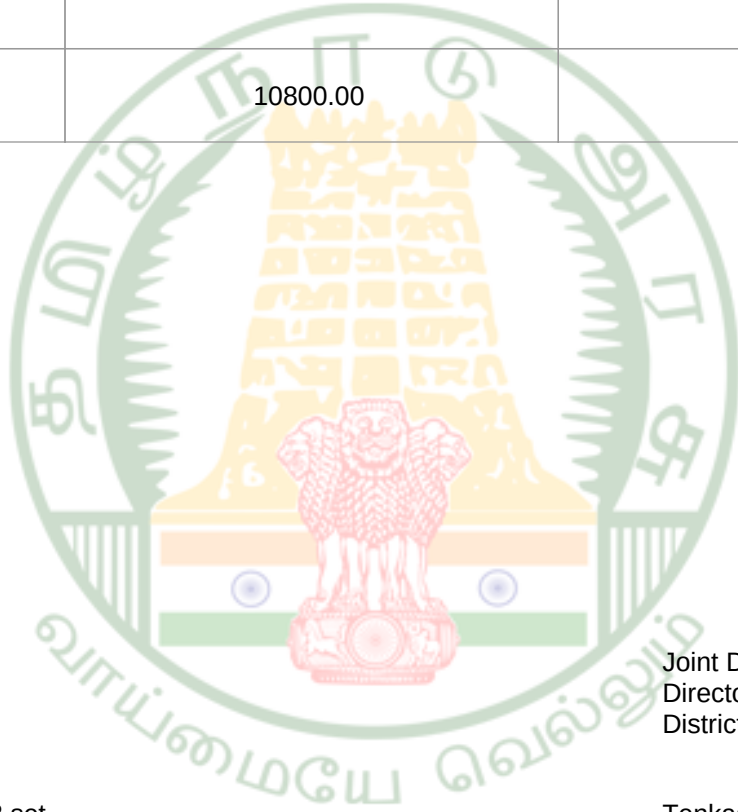
B) TANGEDCO Purpose : 18.00 Sq.m (0.55%)

Copy to:

- 1.The Block Development Officer,
Kadayanallur Panchayat Union,
Tenkasi District.
- 2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
- 3.Sub-Registrar,
Kadayanallur Sub Registrar Office,
Tenkasi District.
- 4.Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
- 5.Tahsildar,
Kadayanallur Taluk,
Tenkasi District – 1 Set
- 7.As per TNCDBR-2019 the following fee and charges are collected as follows:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7377	24/01/2025
2	OSR Fee	497700	12/02/2025
3	Centage Charges	8100.00	13/02/2025
4	Development Charges	9840.00	13/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	10800.00	13/02/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Tenkasi District.



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



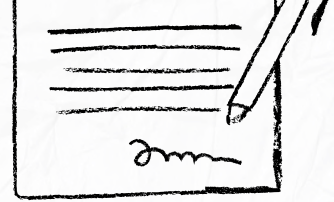
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Ownership, Compliance & Legal Verification

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

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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