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Town and Country Planning Department(Planning Permission)

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

ROC No. PVAUY11I /2025/TCP

Date : 21/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Kallurani Panchayat,
Tenkasi.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning office - Tenkasi District - Tenkasi Taluk- Kallurani Panchayat/Village S.F.No.169/3A2,3B1 – an extent of 3955 Sqm (0.97 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants. Thiru.Chellapandian and others online Application No. PVAUY11I dated 01.11.2024

2.District Town and country planning Office, Tenkasi District Letter No. PVAUY11I (Road pattern issued on dated: 27.12.2024).

3. The joint Director, Agricultural Department, Tenkasi letter No.Ni4/8211/2024 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.Chellapandian and others online Application No. PVAUY11I Letter, Dated:10.01.2025.(Gift deed document no.92/2025, dated: 07.01.2025).

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 PVAUY11I Dated:20.01.2025 (requiring payment of Centage Fee, Sub division Fee ,Development fee).

15. Applicants. Thiru.Chellapandian and others online application No. PVAUY11I Dated: 20.01.2025 (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

17. Executive Engineer, PWD Water Resource, Chitraru vadinila kottam, Courtallam letter No.122M VaBi/ Eva A-1/ko.11A/2024 Dated.14.06.2024

18. The BDO, Keezhapavoor Panchayat Union, letter BDOKVR/133/2023-B3 dated.09.11.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tenkasi District, Tenkasi Taluk, Kallurani Panchayat/Village,
S.F.No.169/3A2,3B1 – an extent of 3955 Sqm (0.97 Acres)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District office on 27.12.2024 Further the Applicants.
Thiru.Chellapandian and others has gift deed the road, road splay areas and Public Purpose to the local body through Doc.No.92/2025 on 07.01.2025. 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/ 05 /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.Hemandkumar (Owner)
Thiru.Gopikumar (Owner)
Thiru.Chellapandian (Owner and POA)
3/33 Main Road, Thippanampatti
Tenkasi.
2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
3.The Sub – Registrar,
Pavoorchathiram 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	5933	01/11/2024
2	OSR Fee	10425	10/01/2025
3	Centage Charges	4800.00	20/01/2025
4	Development Charges	7910.00	20/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6400.00	20/01/2025

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.



empowering your real estate decisions with smart tools

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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