Town and Country Planning Department(Planning Permission)

TS.NO.09, Kattupudhukulam, Opposite to RTO Office, Pudukkottai-622001

ROC No. PYU0U9KA/2025/TCP Date : 19/11/2025

From:

Joint Director / Deputy Director / Assistant Director

TS.NO.09, Kattupudhukulam, Opposite to RTO Office, Pudukkottai-622001

To :

Mr. D VENKATESAN & Mrs.S SIVAKAMI,
NO 5/149 PERIYA ALAMPATTI ,
KULATHYUR VILLAGE,
SRIRANGAM,
TRCIHY - 620009

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning – Pudukkottai District – ViralimalaiTaluk- -Kumarapatti Village and Panchayat - S.F.No: 34/1A, 35/1,2,3,4,5,6B,7B,8,9,10B,10C,10D,11B, 37/2B,3B - site extent of 28300 Sqm - Technical Approval -issued - Reg.

Ref : 1. Applicants Mr. D VENKATESAN & Mrs.S SIVAKAMI, Online Application No. PYU0U9KA dated 29.09.2025.
2. District Town and country planning Office, Pudukkottai District Letter No. (Road pattern issued on dated: 25.10.2025).

3. Joint Director Agriculture department, Letter No. ..2/ 7252/ 2025 .10.11.2025.

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

5. Applicants Mr. D VENKATESAN & Mrs.S SIVAKAMI, Letter, Dated: 13.11.2025 (Gift deed document no. 7252/2025, dated: 10.11.2025).

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 Water Supply, 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, Dated: 13.11.2025 (requiring payment of Centage Fee and Flag Day Fund).

15. Applicants Mr. D VENKATESAN & Mrs.S SIVAKAMI, Letter, Dated: 16.11.2025 (Payment of Fees).

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 in Pudukkottai District, ViralimalaiTaluk, Kumarapatti Village and Panchayat,
S.F.No: 34/1A,35/1,2,3,4,5,6B,7B,8,9,10B,10C,10D,11B,37/2B,3B site extent of 28300 Sqm

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director on 07.11.2025. Further the applicant has gift
deed the road, road splay areas, Park and Public purpose areas to the local body on. 08.11.2025 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/D.DTCP (PD) No. 101/2025 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/ 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
favor 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:

LAYOUT CONDITIONS :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout 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 Layout 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 Layout 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 Layout Plan.

6. The hollowed part of the layout 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/ Layout. 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 layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at
the entrance of the layout 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 layout.

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 layout 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.

Copy to:

1. The president,
Kumarapatti Village,
Melapachakudi Panchayat,
Pudukkottai District

2. Assistant Director,
Department of Land Survey and Records,
Pudukkottai District.

3. 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	42450	29/09/2025
2	OSR Fee		
3	Centage Charges	45300.00	16/11/2025
4	Development Charges	28300.00	16/11/2025
5	Display Board Charges	1500.00	16/11/2025
6	Satellite town charge		
7	Sub Division Charge	60400.00	16/11/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Pudukkottai District.

Signature valid

Signed by: Deputy Director
Location:Pudukkottai
Date:2025.11.19 13:41:53

அனுப்புநர்:
திரு.ச.அண்ணாதுரை, பி.இ.,
துணை இயக்குநர் ,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
T.S.No-09, RTO அலுவலகம் எதிர்புறம்,
காட்டுபுதுக்குளம்,
புதுக்கோட்டை மாவட்டம் - 622 001
தொலைபேசிஎண்.04322-236699.

பெறுநர்:
திரு.து.வெங்கடேசன் மற்றும்
செ.சிவகாமி,
எண்.95, திருச்சி ரோடு,
மணப்பாறை,
திருச்சி.

ந.க.எண்: 214 /2026/புமா

நாள்:22.03.2026.

ஐயா,

பொருள்: தெளிவுரை - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - புதுக்கோட்டை மாவட்டம் - விராலிமலை வட்டம் மற்றும் ஊராட்சி ஒன்றியம் - மேலப்பச்சகுடி ஊராட்சி - குமாரப்பட்டி கிராமம் - புல எண்கள்.34/1A, 35/1, 2, 3, 4, 5, 6B, 7B, 8, 9, 10B, 10C, 10D, 11B, 37/2B, 3B-ல் இடத்திற்கு தொழில்நுட்ப அனுமதி பெறப்பட்டது - தவறான ஊராட்சிக்கு தெளிவுரை வழங்குதல் - தொடர்பாக.

பார்வை:
1. மனுதாரர். திரு.து.வெங்கடேசன் மற்றும் செ.சிவகாமி , புதுக்கோட்டை அவர்களின் விண்ணப்பம் பெறப்பட்ட நாள்.12.03.2026.
2. இவ்வலுவலக அனுமதி எண். SWP/LP/D.DTCP(PD)NO.101/2025

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மேற்காண் பொருள் தொடர்பாக பார்வையில் கண்டுள்ள மனுதாரர் கடிதத்தில் புதுக்கோட்டை மாவட்டம் , விராலிமலை வட்டம் மற்றம் ஊராட்சி ஒன்றியம் - மேலப்பச்சக்குடி ஊராட்சி, குமாரப்பட்டி கிராமம் - புல எண்கள்.34/1A, 35/1, 2, 3, 4, 5, 6B, 7B, 8, 9, 10B, 10C, 10D, 11B, 37/2B, 3B-ல் இடத்திற்கு பார்வை 2-ல் கண்டுள்ள இவ்வலுவலக கடிதம் வாயிலாக மனைப்பிரிவுக்கு SWP/LP/D.DTCP(PD)NO.101/2025 என எண்ணிட்டு ஒப்புதல் வழங்கப்பட்டுள்ளது. அதில் குமாரப்பட்டி ஊராட்சி என குறிப்பிடப்பட்டுள்ளது. அதனை மேலப்பச்சகுடி ஊராட்சி என மாற்றி வாசித்துக் கொள்ளுமாறு கனிவுடன் தெரிவித்துக் கொள்ளப்படுகிறது.

துணை இயக்குநர் 23/03/2026
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்.
புதுக்கோட்டை மாவட்டம்.

20/03/26

20/03/2026