

RE

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Town and Country Planning Department(Planning Permission)

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



ROC No. H84888KP/2025/TCP

Date : 04/07/2025

From:

Joint Director / Deputy Director / Assistant Director
No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1. The President,
Elathur Panchayat,
Tenkasi District.
2. Thiru.D.Manikandan & 3 Others,
1-58,2nd Street, Idaiyar thavalai,
Sir/ Madam, Vellakaal, V.K.Pudur taluk,
Tenkasi District.

Sub : Residential Layout - Office of the Director of town and country planning, - Panchayat
Union,Shenkottai Panchayat,Elathur Village,Tenkasi district, S.F.No. - extent of acre -
Technical clearance issued - forwarded for further action - Reg.

- Ref :
- 1.Applicants Thiru.D.Manikandan & 3 Others, Online Application No. H84888KP Dated: 08.05.2025.
 - 2.District Town and country planning Office, Tenkasi District Letter No. H84888KP (Road pattern issued on dated. 13.06.2025).
 - 3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
 4. Applicants Thiru.D.Manikandan & 3 Others, Online Application No. H84888KP Dated: 08.05.2025. (Gift deed document no.1402/2025, Dated:16.06.2025)
 - 5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
 - 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 7.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.
 - 8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
 - 9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
 - 10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
 - 11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
 - 12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
 - 13.Demand payment Request online Application No. H84888KP Dated: 26.06.2025. (requiring payment of Centage Fee and Flag Day Fund).
 14. Applicants Thiru.D.Manikandan & 3 Others, Online Application No. H84888KP, Dated: 02.07.2025.(Payment of Centage Fee and Flag Day Fund).
 - 15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
 - 16.NOC from the Joint Director, Agricultural Department,Tenkasi District, Letter No.Ni4/3474/2024 and Ni4/10450/2024, Dated.16.12.2024 and 07.01.2025.
 17. G.O.53, Housing and Urban Development Department Dated.28.03.2025.

With reference to the 1st Cited letter, Applicants Thiru.D.Manikandan & 3 Others has requested for the approval of residential layout in
Tenkasi District, Shencottai Taluk, Shencottai Panchayat Union, Elathur Panchayat/Village, Survey No.647/8A1,

647/8A2,647/9A1,647/9A2 For

a site extent of 14508.00sq. m (3.58 Acre)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 13.06.2025.

Further the Applicants Thiru.D.Manikandan & 3 Others has gift deeded the roads and splay to the Elathur Panchayat vide Gift deed

document no. 1402/2025, Dated:16.06.2025. 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/36/2025 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 11th, 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 9 th cited and 11th 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 12th cited and 13th 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% Guideline Value as Land

conversation 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.

6.The EWS Plots no.24 to 37, 62 in the layout should not be sub divided or merged.

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 : 14508.00 Sq.m (3.584 Acres)

No.Of.Plots : 68

EWS Plot total area : 1136.14 Sq.m (10.71%)

EWS Plots No : 19 (Plot nos.4 – 10, 57 – 68)

OSR Area : 1075.31 Sq.m (10.14%)

Gifted over to Local Body

Gift Deed Document

:

No.1402/2025, Dated:16.06.2025.

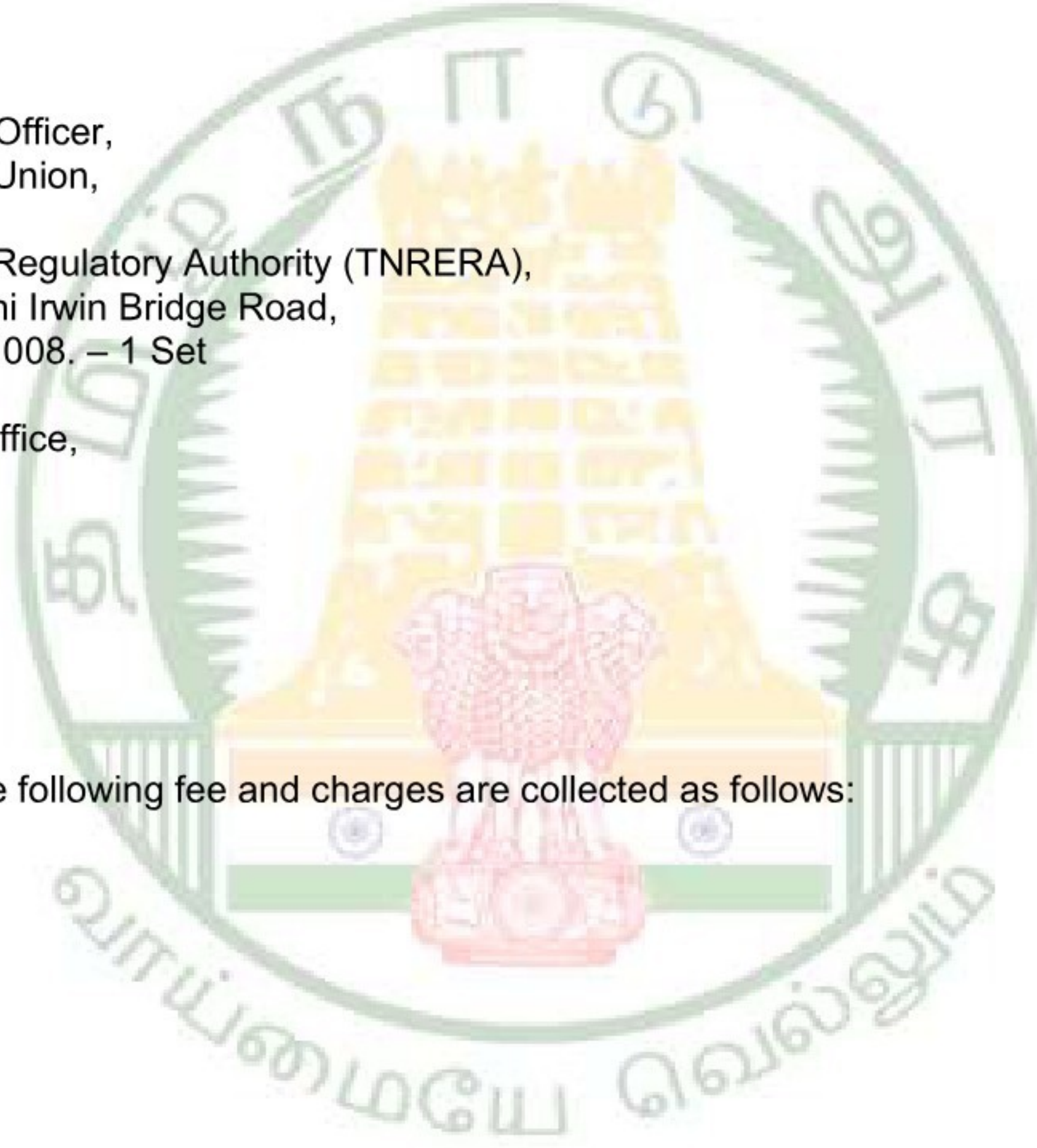
Layout Road & Splay Extent : 3906.01 Sq.m

A) Public Purpose : 56.10 Sq.m (0.52%)

B) TANGEDCO Purpose : 54.82 Sq.m (0.51%)

Copy To:

1. The Block Development Officer,
Shencottai 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,
Shencottai Sub Registrar Office,
Thoothukudi District.
4. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
5. Tahsildar,
Shencottai 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	21762	08/05/2025
2	OSR Fee		
3	Centage Charges	21000.00	02/07/2025
4	Development Charges	29020.00	02/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28000.00	02/07/2025



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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Tenkasi
Date: 2025.07.04 12:53:59



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

