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Town and Country Planning Department(Planning Permission)

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

ROC No. P5Q2K830 /2025/TCP Date : 06/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The Executive Officer,
   Panpoli Town Panchayat,
   Tenkasi District.
2. Thiru.I.Kather Basha and Four Others,
   2/254/6,Railway Feeder Road,

Sir/ Madam, Viswanathapuram,
Shenkottai,
Tenkasi District – 627 810.

Sub : Residential Layout – District Town and Country Planning Office – Hill Area Conservation Authority [HACA] – Non-Planning Area - Tenkasi District - Shencottai Taluk – Panpoli Town Panchayat – Panpoli Village – Survey No.335/2A,2B - Site Extent of 8700 sq. m (2.15 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.I.Kather Basha and Four Others, Online Application No. P5Q2K830 Dated: 21.04.2025.
2.District Town and country planning Office, Tenkasi District Letter No. P5Q2K830 (Road pattern issued on dated. 19.05.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4.Applicants Thiru.I.Kather Basha and Four Others, Online Application No. P5Q2K830Dated: 21.04.2025 (Gift deed document no.739/2025, Dated:21.05.2025)
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. P5Q2K830 Dated: 28.05.2025. (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
14.Applicants Thiru.I.Kather Basha and Four Others, Online Application No. P5Q2K830, Dated: 26.05.2025.(Payment of OSR Guideline Value Fee).
15.Applicants Thiru.I.Kather Basha and Four Others, Online Application No. P5Q2K830, Dated: 04.06.2025.(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.NOC from the Assistant Director, Department of Geology and Mining, Tenkasi District, Letter No.M1/218/2024, Dated:05.12.2024.
18.NOC from the District Forest Officer and Wildlife Warden, Tirunelveli District, C.No.9840/2024/D1, Dated:

25.11.2024.
19.NOC from the Revenue Divisional Officer, Tenkasi, Letter No. Muu.Mu.A1/12/2025, Dated:11.03.2025.
20.NOC from the Joint Director, Agricultural Department,Tenkasi District, Letter No.Ni4/8213/2024, Dated.21.10.2024.
21.NOC from the Executive Engineer, Water Resource Department, Tenkasi
District Letter No.384mVaB/EVaA-1/Ko.11A/2025/ Dated.28.02.2025.
22. NOC from the Divisional Engineer, Highways Department,ka(Ma)pa, Tenkasi Letter No.682/2025/EVaA2/, Dated.12.05.2025.
21. G.O.53, Housing and Urban Development Department Dated.28.03.2025.

With reference to the 1st Cited letter, applicants Thiru.I.Kather Basha and Four Others has requested for the approval of residential layout in Tenkasi District, Shencottai Taluk, Panpoli Town Panchayat, Panpoli Village, Survey No.335/2A, 2B for an extent of 8700 sq. m (2.15 Acre)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 19.05.2025. Further the applicants Thiru.I.Kather Basha and Four Others has gift deeded the roads and splay to the Panpoli Town Panchayat vide Gift deed document no. 739/2025, dated:21.05.2025. 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/29/2025 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 pit in the adjacent to the northwest corner of the layout should be maintained by the applicant by constructing retaining wall without affecting any factors.
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 : 8700.00 Sq.m (2.15 Acres)
No.Of.Plots : 42
Gifted over to Local Body
Gift Deed Document : No.739/2025, Dated.21.05.2025.
Layout Road & Splay Extent : 2991.65 Sq.m
A) Public Purpose : 28.86 Sq.m (0.51%)
B) TANGEDCO Purpose : 28.97 Sq.m (0.51%)
OSR Amount : Rs.1,10,910.00/- Dt.26.05.2025.

Copy To:
1. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set
2. Sub-Registrar,
Panpoli Sub Registrar Office,
Tenkasi District.
3. Assistant Director,
Survey Land Records,
Tenkasi – 1 Set
4. 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	13050	21/04/2025
2	OSR Fee	119910	26/05/2025
3	Centage Charges	13500.00	04/06/2025
4	Development Charges	17400.00	04/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18000.00	04/06/2025

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

Tenkasi District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.