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REFERENCE
33/2026/AD

ISSUED
23 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 16/4B and 1 more

Varanavasi, Ariyalur taluk

Ariyalur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

31B17/A2 Melaagrahara Street, Ariyalur-621704.

ROC No. 33/2026/AD/2026/TCP Date : 23/07/2026

From:

Joint Director / Deputy Director / Assistant Director

31B17/A2 Melaagrahara Street, Ariyalur-621704.

To :

The Block Development Officer (V.P)/Special Officer,
Ariyalur Panchayat Union,
Ariyalur Taluk/District.

Sir/ Madam,

Sub : Residential Layout - Ariyalur District Town and Country Planning office - Ariyalur District – Ariyalur Taluk – Ariyalur Panchayat Union – Varanavasi Village - Comprised in S.F.Nos.16/4B,5B with site extent of 2169.00 Sq.m or 0.535 Acres - Technical Clearance Issued - Forwarded for further action - Reg.

Ref : 1. Applicant. Thiru. M.Gokulakrishnan, Ariyalur, Layout application received through online vide. JJZ25MRX/68478/2026, Dated:13.07.2026.

2. District Town and country planning Office, Ariyalur District Letter No. JJZ25MRX/68478/2026/AD. (Road pattern issued on dated: 17.07.2026).

3. Joint Director of Agriculture department, Ariyalur, Letter No. AA2/5450/2026, Dated: 16.07.2026.

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

5. Applicant. Thiru. M.Gokulakrishnan, Ariyalur, Dated: 20.07.2026. (Gift Deed No.1915/2026 and 1916/2026, Dated:20.07.2026)

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 / UD4 (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 on Dated: 21.07.2026 (Requiring payment of Centage Fee and Development Charge).

15. Applicant. Thiru. M.Gokulakrishnan, Ariyalur, Dated: 21.07.2026 (Remitted of Centage Fee and Development

Charge).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

17. G.O.141, Housing and Urban Development Department, Dated:16.07.2022

18. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024.

19. G.O. Ms. No.155, Housing and Urban Development Department, Dated: 08.10.2025.

20. The Chairperson, Tamilnadu Real Estate Regulatory Authority, Chennai circular letter No.TNRERA/A3/1678/2025, Dated.07.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Ariyalur District, Ariyalur Taluk, Ariyalur Panchayat Union, Varanavasi Village, Comprised in S.F.Nos.16/4B,5B with site extent of 2169.00 Sq.m or 0.535 Acres has applied to the District Town and Country Planning Office, Ariyalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 17.07.2026. Further the applicant Thiru. M.Gokulakrishnan, Ariyalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P.) of Ariyalur Panchayat Union and SE/TANGEDCO,Perambalur on 20.07.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(AD).No.33/2026.Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

1. The applicant should submit the original Gift deed to the concerned local body.

2. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to this office by the Local Body.

3. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office and Land Survey department at Ariyalur District.

4. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.

5. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO (B) are handed over to the concerned local authority and its original deed is received.

6. In 13th reference cited, it is requested to send the proceeding orders and copy of layout to the concerned Thasildhar for updating in Tamil Nilam website.

Special Conditions

1. a) In Reference 10th and 11th cited letter, If the proposed site located within 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. In 12th and 13th cited, the concerned local body should issue the final approval after the completion of revenue sub-division which was earlier handed over the road area and park area through registered Gift deed to local body.

3. In Rule 13, TamilNadu Combined Development and Building Rules 2019, Cancellation of permit – “The Planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building permit will be cancelled after issuing a show cause notice.”

4. 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.

5. Plots reserved for Economically Weaker Section (EWS) should not beamalgamated or rearranged. But in rural areas, if the EWS plots are notsold out more than 3 years, after the plot
approval, as per G.O.16, Municipal Administration and Water Supply Department, dated:31.01.2020, should be applied in appropriate permission foramalgamation of EWS plots.

6. The applicant shall adhere to the guidelines in 19th reference cited.

7. The applicant shall adhere to the guidelines provided by the TNRERA Official in 20th reference cited.

8. The Local body has to ensure about the approach road details of proposed residential layout prior issuing of Final Approval.

1. In G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

I. Rule 3 of Non-Planning area that local body has to levy of Rs.1000/- for each and every plots in the approved layout as a scrutiny fee.
II. Rule 9, concerned local body should collect 3% Market Land Value as Land Conversion Charges prior issuing of final approval. The account detail is below:
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)

2. 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.

3. In the reference 17th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners in the approval of layout that are follows:-
“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the
local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking
over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up
keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the
layout or 5 years whichever is later.”

4. As per TNCDBR-2019 the following fee and charges are collected as follows:
• Scrutiny Fees – Rs. 3,254/-, Date: 13.07.2026.
• Centage Charges (Challan No. 20260721034060) – Rs. 4,500/-, Date: 21.07.2026.
• Subdivision Charges – Rs.6,000/-, Date: 21.07.2026.
• Development Charges - Rs.3,255/-, Date: 21.07.2026.
• OSR Charges (Challan No. 20260720072078) - Rs. 3,70,527/-, Date: 20.07.2026.
Copy to:

1. Thiru.M.Gokulakrishnan,
S/O Muthu,
No.14A,Somu Street,
Ariyalur Taluk,
Ariyalur District – 621704.

2. Assistant Director (Survey and Land Records),
Ariyalur Collectorate Complex,
Ariyalur District.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
TNRERA Building,
No.133,G-Block, I Avenue,
Anna Nagar (East),
Chennai – 600 102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3254	13/07/2026
2	OSR Fee		
3	Centage Charges	4500.00	21/07/2026
4	Development Charges	3255.00	21/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	21/07/2026

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

Ariyalur 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.