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REFERENCE
2/2026-2027

ISSUED
13 July 2026

PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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.

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

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. ROC NO: SWP/ PTT4K5EH /NPA/ 100-2026 /TCP /2026/TCP Date : 12/06/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

The Special Officer/Block Development Officer,
Ellakiyampatti Panchayat,
Virupatchipuram Village,
Dharmapuri Panchayat Union,
Dharmapuri Taluk, Dharmapuri District.

Sir/ Madam,

Sub : Residential Subdivision Approval - District Town and Country Planning Office - Dharmapuri District – Non Planning Area - The proposal for Residential Subdivision Approval with an extent of of 1268.00 sqm (0.313 Acre) - S.F.No: 466/2A2A – Ellakiyampatti Panchayat and Virupatchipuram Village – Dharmapuri Panchayat Union – Dharmapuri Taluk - Dharmapuri District– Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Applicant Mr.R.J.JAYACHANDRAN, Dharmapuri district, Online Application No. SWP/ PTT4K5EH/2026 /TCP, Dated: 30.03.2026.

2. District Town and Country Planning Office, Dharmapuri District, OSR Demand Request Letter dated: 04.06.2026.

3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4. Joint Director Agriculture department, Dharmapuri vide Letter NO.E2/ 2553/2026, Dated: 13.04.2026 (Dry Land NOC Letter)

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

6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.

7. 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.

8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.

9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.

13. Demand payment Request letter dated: 04.06.2026 and 11.06.2026 (Requiring payment of OSR Fees, Centage Charge, Subdivision Charges and Development Charges).

14. Mr.R.J.JAYACHANDRAN, Dharmapuri district, Application Ref No: SWP/ PTT4K5EH/2026/TCP, Dated. 10.06.2026 and 11.06.2026 (Payment of OSR fees, Development Charges, Sub Division Charges and Centage Fee).

15. Tamil Nadu Gazette No.28, dated.10.07.2024.

16. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

17. District Revenue Officer, Lr R.O.C no.8028/2014/P2 Dt:14.03.2024(Road certificate)

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Subdivision in Dharmapuri District, Dharmapuri Taluk/ Panchayat union, Ellakiyampatti Panchayat and Virupatchipuram Village, S.F.No. 466/2A2A, Site extent of 1268.00sqm (0.313 Acre).

In the continuation, with reference to the letter in the 2nd cited, OSR Demand for Site has been issued by the Assistant Director, Dharmapuri District Town and Country Planning on 04.06.2026.
Further the applicant has paid the OSR Fees on 10.06.2026 and Centage Charges ,Subdivision Charges and Development Charges on 11.06.2026. Hence, The Technical Clearance is issued to the said subdivision subject to the following conditions.

1. As per the condition, Subdivision for Residential use has been approved and approved number is issued as SWP/DTCP/DHARMAPURI/SUBDIVISION APPROVAL No.100/2026 and enclosed with 2 set of original maps 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 proceedings to this office immediately.

3. After the approval of the local body, It is requested to send the approved residential subdivision 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 having receipt of maps and proceeding orders.

5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

Special Conditions

1. 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.

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, is 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. 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% Market Land Value as Land conversion 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)

4. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 1902.00 /-, Dated : 30.03.2026.
OSR Charges – Rs. 58328.00/-, Dated : 10.06.2026
Centage Charges - Rs. 3000.00/-, Dated : 11.06.2026
Subdivision Charges – Rs. 4,000/-, Dated : 11.06.2026
Development Charges - Rs. 2556.00/-, Dated : 11.06.2026.
Display Charges - Rs. 1500.00/-, Dated : 11.06.2026.

Enclosure
Subdivision Original Map - 2 sets

Copy to
1. Mr R J JAYACHANDRAN,
S/o.Mr.JAYAVEL
D.No.1/80, RAJAPETTAI SETTIKARAI VILLAGE AND POST
DHARMAPURI TALUK,
DHARMAPURI DISTRICT-636704

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

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai- 600102. – 1 Set

4. Sub-Registrar,
Dharmapuri joint 1 Sub-Registrar Office,
Dharmapuri District. – 1 Set
5.Tahsildar,
Dharmapuri Taluk,
Dharmapuri District – 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1902	30/03/2026
2	OSR Fee		
3	Centage Charges	3000.00	11/06/2026
4	Development Charges	2556.00	11/06/2026
5	Display Board Charges	1500.00	11/06/2026
6	Satellite town charge		
7	Sub Division Charge	4000.00	11/06/2026

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

Dharmapuri 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.