

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.



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 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-

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.

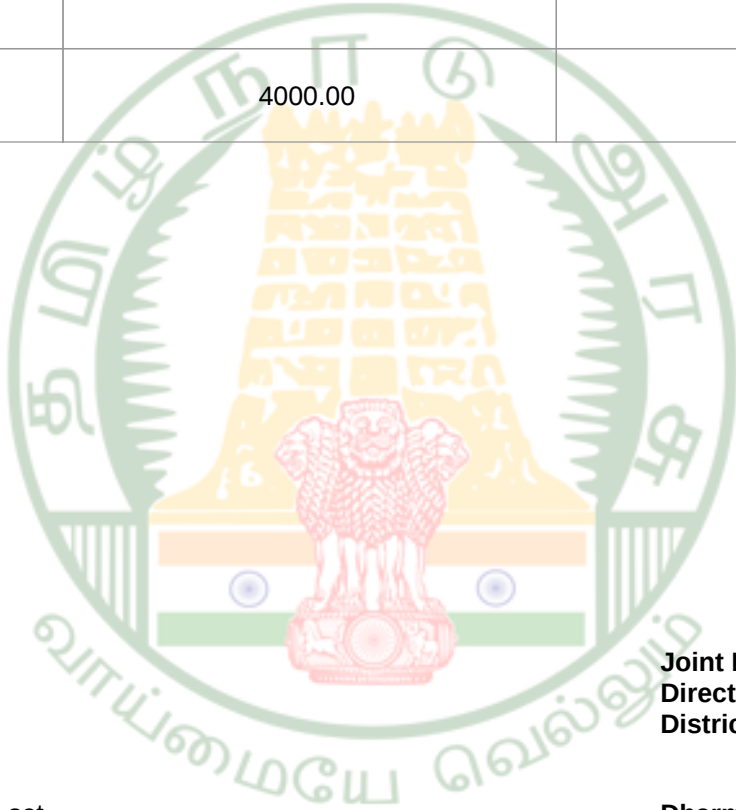
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai- 600102. – 1 Set

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

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

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

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

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
hello@verified.realestate
+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.

