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REFERENCE
148/2026

ISSUED
30 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 11/1A and 1 more

Kandambangulam

Sivagangai 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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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Collectorate Campus, Sivagangai - 630 562.

ROC No. 148/2026/2026/TCP Date : 30/10/2026

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Block development Officer / The Special Officer,
Vaniyangudi Panchayat,
SivagangaiPanchayat union,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Sivagangai District – SivagangaiTaluk–Sivagangai Panchayat Union – Vaniyangudi Panchayat- Kandambangulam village -SF.No. 11/1A & 1B-having the site extent of 14300.00 Sq.m(3.53 Acres)– Non-Planning Area -Technical clearance issued - forwarded for further action –Reg.

Ref : 1. Applicant Mr.N.Sekar, online Layout application No. 02SQVXL3/2026/TCP, Submitted on Dated:09.09.2026.
2. District Town and country planning Office, Sivagangai District Letter No. 02SQVXL3, (Road pattern issued on dated. 15.10.2026).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020& 08.02.2021.
4. Applicant Mr.N.Sekar, online Layout Gift deed document no.5085/2026 (Local Body) &5084/2026 (TANGEDCO)Uploaded Dated:23.10.2026)
5. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.No.18, Municipal Administration and Water Supply Department Dated: 04.02.2019 and G.O.No.16 Municipal Administration and Water
Supply Department dated: 31.01.2020.
8. G.O.No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.No.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. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and
14.08.2021.
14.G.O.(Ms).No.01, Rural Development &panchayat Raj (PR-1) Department, Dated: 06.01.2025.
15.G.O.(Ms).No.155, Housing and Urban Development [UD4(1)] Department, Dated: 08.10.2025.
16. 16. G.O.(Ms).No.149, Housing and Urban Development [UD4(1)] Department, Dated: 31.07.2026.
17. Circular from the Director of Town and Country Planning, Roc No. 7216/2024/TCP5, Dated: 17.08.2026 and 24.09.2026.
18. Grant of Dry Land NOC Proceeding No:24/2026. from Deputy Director/ Assistant Director (FAC), District Town and Country Planning Office
,Sivagangai District, Online Application Letter No. 02SQVXL3, Dated.09.10.2026.

19. Demand payment Request Dated:26.10.2026(Requiring payment of Centage Fee and Flag Day Fund).
20. Applicant Mr.N.Sekar, (Demand Payment of Centage Fee and Flag Day Fund on Dated:30.10.2026).

The application seeking Technical Clearance for the proposed formation of residential layout to an extent of 14300.00 Sq.m(3.53 Acres) in the

land bearing S.F.No.SF.No. 11/1A & 1B of - Kandambangulam Village, Vaniyangudi Panchayat, Sivagangai Panchayat Union /Taluk,Sivagangai
District was processed as per rules prevailing and after perusing the records and after conducting inspection. The applicant was directed to
handover the portion of land earmarked for roads & public purposes meant for local body and TANGEDCO vide under reference 2ndcited
above.
On receiving the gift deed soft copy from the applicant vide through online 4th cited above, and on receiving the payment of charges such as
Centage charge, Development Charge & Sub Division Charges vide under references 18th cited above, the Technical Concurrence is issued to
the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and approved number issued as L.P(SWP)/DTCP/SIVAGANGAI No:148/2026 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
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.
Special Conditions :
As per the directions reference under 7th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under
8th& 9th cited above.
1. a) 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 11th&12th 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.
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.
7.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not
sold after 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 for amalgamation of EWS plots.
8. 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.
9.The Owner (or) Developer (or) Promoter sell Economically Weaker Section plots only for this purpose. Amalgamation shall be permissible in
those cases of EWS plots in areas other than Corporations and Municipalities after a period of three years. In such cases of Amalgamation, the
Planning Parameters of EWS areas shall not apply.
10.As per G.O.155 Housing and Urban Development Department, dated: 08.10.2025, Layout (Plotted Development) Requirements. - Telecom
utilities in layout shall be as given below:-
a.Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges of the layout
roads in order to accommodate telecommunication cable.
b.The layout plans shall clearly indicate the telecom as Utility Infrastructure line."
11.If a low voltage power line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout
Plan.
13. As there is a Channel passing through the south side of the site Boundary, Necessary Guide Lines Should be followed along the water
body.
14. As there is burial ground on the south side of the site, as per Rule 5(3) in ANNEXURE XVII of TNCD&BR 2019, 30m from the cremation or
burial grounds, all developments are prohibited.
15.As per TNCDBR-2019 the following fee and charges are collected as follows:
Allotment Details of Approved Layout Plan:
Site Extent : 14300sqm (3.53 Acres)
No.Of.Plots : 66 Nos (Ews Plot Nos.18)
Gifted over to Local Body,OSR&Tangedco
Gift Deed Document
:
No.5085/2026, Dated.16.10.2026 (Local body)
No.5084/2026, Dated.16.10.2026 (Tangedco)
Layout Road & Splay Extent : 4305.93Sq.m
A) Public Purpose : 53.00 Sq.m (0.53%)
B) TANGEDCO Purpose : 53.00 Sq.m (0.53%)
C) Park 1004.00 Sq.m (11.04%)

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout
Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the
above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential
use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession
of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should
be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan
shall be permanently published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display
board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that
no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there
is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence
approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily
provided to the purchasers while selling plots for sale.

Copy To:

1. Mr.N.Sekar,
Thondi Road,
Sivagangai - 630561
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,
Sivagangai Joint –II Sub Registrar Office,
Sivagangai District.

4. Assistant Director,
Survey Land Records,
Sivagangai District – 1 Set

5. Tahsildar,
SivagangaiTaluk,
Sivagangai District – 1 Set.

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai District -1 Set (Gift Deed Document No.5084/2026 Original)

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	21450	09/09/2026
2	OSR Fee		
3	Centage Charges	24000.00	27/10/2026
4	Development Charges	14300.00	27/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	32000.00	27/10/2026

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

Sivagangai 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
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Services we run for you
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The LandLens suite
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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.