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REFERENCE
LZ2QD5CS

ISSUED
11 September 2026

PP APPROVAL RECORD

Planning Permission

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. LZ2QD5CS/2026/TCP Date : 11/09/2026

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

1.The Special Officer / The Block development Officer,
Madagupatti Village / Panchayat,
Sivagangai Panchayat Union,
2. The Special Officer / The Block development Officer,
Silanthagudi Village- Thenmavali Panchayat Union
Sivagangai Taluk,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Sivagangai - The proposal for Residential Layout with an extent of 15.73Acres (or) 63670.00 Sq.m in S.F.No: 245/1,2,3A,3B,4A,4B,5,246/1A2 – Madagupatti Village / Panchayat Union & S.F.No : 77/7, 103/9, 104/6 Silanthagudi Village- Thenmavali Panchayat Union – Sivagangai Taluk - Sivagangai District-Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. Ishwaryam Foundation, Sivagangai District Online Application Ref No: LZ2QD5CS/ 2026/TCP10 ;Dated.26.06.2026.
2. The Commissioner of Town and Country Planning Office, Chennai vide Letter No: LZ2QD5CS / 2026/TCP10, Dated: 08.09.2026. (Technical Concurrence).
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4. Joint Director Agriculture Department, Sivagangai vide Letter No.Thi1/4815/2026, Dated.12.06.2026 (LZ2QD5CS -15.73Acre)(Dry Land NOC Letter)
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
6. The Director of Town and Country Planning Office, Chennai vide Application No. LZ2QD5CS 2026/TCP10, dated: 30.07.2026 (Road pattern issued).
7. Applicants Thiru. Ishwaryam Foundation Sivagangai District Online Application Ref No: LZ2QD5CS (Gift Deed No. 1641/2026 (TANGEDCO) & 1642/2025 (Local Body), Dated: 14.08.2026).
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
15. 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.
16. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28,

Part-II, Section 2,
Dated. 10.07.2024].
17. G.O.(Ms).No.01, Rural Development & panchayat Raj(PR-1) Department, Dated: 06.01.2025.
18. This Office Online Demand payment Request Letter, Dated: 09.09.2026. (requiring payment of Centage Fee, Subdivision Charges & Development Charges).
19. Applicants Thiru. Ishwaryam Foundation, Sivagangai District Online Application Ref No: LZ2QD5CS ,Dated. 09.09.2026 (payment of Centage Fee, Subdivision Charges & Development Charges).

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Sivagangai District , Sivagangai Taluk , Madagupatti Village /Panchayt Union, & S.F.No: 245/1,2,3A,3B,4A,4B,5,246/1A2 and Thenmavali Panchayat Union, Silanthagudi village S.F.No : 77/7, 103/9, 104/6 to proposal for Residential Layout with an extent of 15.73Acres (or) 63670.00 Sq.m.

with reference to the 2nd cited letter, Technical clearance for residential layout has been issued by The commissioner, Town and Country Planning Department on 30.07.2026. On receiving the gift deed (document no . 1642/2026 Dated: 14.08.2026) soft copy from the applicant through online, the technical concurrence for the proposed layout was issued by the commissioner, Directorate town and country planning, Chennai along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 123/2026.

In the continuation, with reference to the letter 18th cited, Demand was issued to the applicant on 09.09.2026. Applicant remitted the required fees and submitted remittance in this office on 09.09.2026 through online. Hence, this residential layout has been approved with below conditions.According on the receipt of Centage fees, Development Charges & Sub Division Charges the applicant vide reference 19st cited above. Hence, this residential layout has been approved as L.P(SWP)/DTCP/SIVAGANGAI No: 120/2026 with below conditions.

1. The approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 7th cited above to the concerned local body and it has been forwarded with it for further action.
2. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.
3. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.
4. The Speial Officer/ The Block development Officer – Madagupatti Village / Panchayat Union & Silanthagudi Village- Thenmavali Panchayat Union – Sivagangai Taluk Taluk, Sivagangai District is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
5. As per circular cited in 15 th it is requested to send the proceeding orders and maps to the concerned Tahsildar to updated in Tamil Nilam website special condition.
6. The Local authority shall accord permission duly following the rules/regularization/ order issued from time to time under the respective act.

Special Conditions:

As per the directions reference under 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 10th 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. (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.
3.With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favour concern local body.
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.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously
6. 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 plots. 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)
7. 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.
8. Necessary Guidelines should be followed for the development taking place along water bodies within 3 meter radius of the River/Channel/Pond
9.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.95505.00/- dated.25.05.2026.
Centage Charges : Rs.108000.00/- Dated.09.09.2026.
E-Challan No. 20260909040562
Sub Division Charges ; Rs.144000.00/- Dated.09.09.2026.
Development Charges : Rs.63670.00/- Dated.09.09.2026.

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 power line / 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.
14. The LT line Passing Through the Layout need to be Realigned along the road.

Deputy Director /Assistant

Director(FAC),

District Town & Country

Planning Office,

Sivagangai.
Copy to:

1 Thiru. Ishwaryam Foundation,
Chengalpattu,Tambaram,

West Tambaram,No:2/11,
Kattabomman Street,West,
Tambaram,600045 .

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

3. Tahsildar,
Sivagangai Taluk,
Sivagangai District.

4. The Sub-Registrar,
Madhagupatti Subregistrar office,
Sivagangai District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA building,
No 133, G – Block , I Avenue ,
Anna Nagar (East),
Chennai-600 102.

6. Superintendent Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Sivagangai Electricity Distribution Circle,
Sivagangai District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	95505	25/05/2026
2	OSR Fee		
3	Centage Charges	108000.00	09/09/2026
4	Development Charges	63670.00	09/09/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	144000.00	09/09/2026

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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.