PP APPROVAL RECORD

Planning Permission

Theni 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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

ROC No. THENI / VBSAFOAE / 2026 /2026/TCP Date : 09/10/2026

From:

Joint Director / Deputy Director / Assistant Director

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

The Executive Officer,
Melachokkanathapuram Town Panchayat,
Bodinayakkanur Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Bodinayakkanur Taluk, Melachokkanathapuram Town Panchayat / Village, S.Nos. 144/1A and 144/2A - Site Extent of 7183.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1. Applicants Thiru.M.Gunasekaran and Thiru.J.Shanmugam, Online Application No. VBSAFOAE, Dated: 01.10.2026

2. District Town and country planning Office, Theni District Letter No. THENI/ VBSAFOAE /2026/TCP (Road Patten issued dated:05.10.2026).

3. The Assistant Director of Town and Country Planning, Theni District Proceeding Roc No VBSAFOAE /2026/TD2, Dated.01.10.2026. (AD DTCP/THENI (Dry Land) Prior Concurrence No.03/2026)

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

5. Applicants Thiru.M.Gunasekaran and Thiru.J.Shanmugam, letter dated.09.10.2026 (Local body Gift deed document no.5744/2026, dated:08.10.2026 and TANGEDCO Gift deed document no.5743/2026, dated:08.10.2026).

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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 / Nov 4 (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 Letter, Dated: 05.10.2026 and 09.10.2026 (requesting payment of OSR fee, Centage Fee, Development Charge fee and Sub Division Charges,).

15. Applicants Thiru.M.Gunasekaran and Thiru.J.Shanmugam, letter Dated: 09.10.2026 (Payment of Centage Fee, OSR fee, Development Charge fee and Sub Division Charges paid,).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021

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

18. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification No.28, Part-II, Sec-2, Dated. 10.07.2024) (Development Charge)

19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding Development Charges Collection)

20. G.O.149, Housing and Urban Development (UD4(1) Department, Dated: 31.07.2026 (From Agriculture to Non-agriculture purpose in Non-planning area- Amendment)

21. The Commissioner of Town and Country Planning Circular Roc No.7216/2024/TCP5, Dated: 17.08.2026 (Dry land NOC-Power delegation to District Town and Country Planning Officer-
Guidelines)

22. The Executive Officer, Melachokkanathapuram Town Panchayat letter no.236/2026, Dated-11.09.2026 (Approach road maintenance certificate)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District, Bodinayakkanur Taluk, Melachokkanathapuram Town Panchayat /
Village, S.Nos. 144/1A and 144/2A - Site Extent of 7183.00 Sqm - Technical Clearance issued Forwarded for further action

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 05.10.2026. Further the
applicants, have gift deed the road, road splay area, and Public Purpose areas has been handed over to the Local body vide Gift deed document no.5744/2026, dated:08.10.2026 and TANGEDCO
Area vide Gift deed document no.5743/2026, dated:08.10.2026. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO:SWP/136/2026 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 informed to send a copy of the conditions to this office immediately

3.After the approval of the local body. It is informed 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 informed to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions

1.a) With reference to the 8th cited, 9th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: 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 works done by the owners / developers. Reasonable period to be prescribed for upkeep/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.

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 cited, the concern local body must issue the final approval After transfer of earmarked roads, Local body area and TANGEDCO area S.F.No sub-division in favor
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
G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 under rule 9 concerned local body should collect the 3% Guideline Value as Land conversation 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)

5.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.

Layout conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning
department shall not be done without the prior approval of the District Town and Country Planning department.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plot before conforms to 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
change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior
concurrence of the town and country department.

5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The low laying part of the layout area should be raised to street level

7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from boundary and not more than 9.00 meters in length of the road.

8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained
necessary permission from the Town and Country Planning department or the Local Body Office concerned.

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 ownership 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 Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (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 displayed at the entrance of the
layout without any change and complete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date 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 layout has
been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission /
Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without
any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

As per TNCDBR-2019 the following fee and charges are collected as

Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
1	Scrutiny Fees	10775.00	01.10.2026
2	OSR Fees (e-Challan no. 20261009039522)	24402.00	09.10.2026
3	Centage Charges (e-Challan no. 20261009046465)	10500.00	09.10.2026
4	Sub Division Charges	14000.00	09.10.2026
5	Development Charges	1436.60	09.10.2026

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent = 7183.00 Sqm
No.of Plot = 31 Nos
(Plot nos- 01 to 31)

Gifted over to Local Body:
Layout Road Area : 2302.71 Sqm
Local Body Purpose : 33.75 Sqm (0.69%)

Gifted over to TANGEDCO
TANGEDCO Purpose : 29.25 Sqm (0.60%)

Copy to

1.Thiru.M.Gunasekaran and Thiru.J.Shanmugam,

D.No.15/2/26, North Raja Street,
B.Renganathapuram,
Melachokkanathapuram Village,
Bodinayakkanur Taluk,
Theni District– 625 582.

2.The Thasildar,
Bodinayakkanur Taluk,
Theni District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.

4. Superintending Engineer,
TANGEDCO,Theni District.

5.The Chairperson,
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	10775	01/10/2026
2	OSR Fee		
3	Centage Charges	10500.00	09/10/2026
4	Development Charges	1436.60	09/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	09/10/2026

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

Theni 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

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.