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APPROVAL RECORD

Planning Permission

Tirupathur 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.

Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601



ROC No. LJTSFW9J/2025/2026/TCP

Date : 01/04/2026

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The President,
Thuthipattu Panchayat,
Madhanur Panchayat Union,
Ambur Taluk,
Tirupathur District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Tirupathur–Tirupathur District–Ambur Taluk-Madhanur Panchayat Union-Thuthipattu Panchayat/Village - S.F.Nos: 287, 288/2, 289 and 290 for an extent of 6.18 Acres (25000.00 sqm) -Application received for approval of layout- Technical Concurrence issued by the Director, DTCP, Chennai–Technical Approval Issued - Forwarded for further action - Reg.

Ref : 1.Applicant ,Mr.Arunagiri And Eleven Others online application no:LJTSFW9J /2026, Dated:02.07.2025
2.Director Town and country planning Office, Chennai Letter No.LJTSFW9J/2025/TCP3(Road pattern issued on dated: 12.03.2026).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr.Arunagiri And Eleven Others Gift deed Document No:2054/2026 of Ambur SRO, Dated:16.03.2026.
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017
7.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019
8.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 Director of Town and Country Planning, letter Roc.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.Director Town and country planning Office, Chennai Letter No. LJTSFW9J/2025/TCP3 (Plot Pattern Technical Concurrence issued on dated: 25.03.2026).
15.District Collector, Tirupathur Roc.No..6/62350/2023 dated: 24.01.2024.
16.G.O(Ms.)No: 155, Housing and Urban Development (DD 4(1)), dated: 08.10.2025.
17.Demand payment Request Letter, dated: 26.03.2026 (requiring payment of Centage Fee& Development Fee, Flag day and Subdivision Fees,).
18.Applicants Mr.Arunagiri And Eleven Others, (Payment of Centage Fee, Development Fee, Flag day and Subdivision Fees, Dated: 30.03.2026.

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Tirupathur District, Ambur Taluk, Madhanur

Panchayat Union, Thuthipattu Panchayat/Village, S.F.Nos: 287, 288/2, 289 and 290 for an extent of 6.18 Acres (25000.00 sqm).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by The Director, Town and Country Planning Department on 12.03.2026. On receiving the gift deed (Document no 2054/2026 of Ambur SRO, Dated: 16.03.2026) soft copy from the applicant through online, with reference to the 14th cited letter the technical concurrence for the proposed layout was

issued by the Director, Directorate town and

country planning, Chennai on 25.03.2026 along with layout conditions mentioned below. The Technical concurrence number assigned to the layout is LP /

DTCP No.51/2026.

In the continuation, with reference to the letter 17th cited, Demand was issued to the applicant on 26.03.2026. Applicant remitted the required fees and

submitted remittance in this office on 30.03.2026 through online.

Hence, this residential layout has been approved with below conditions.

1.The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited

above to the concerned local body.

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.10(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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in TamilNilam website.

6.Condition mentioned in 14th cited reference should be followed.

7.The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

Special Conditions

1a) With reference to the 7th, 8th and 10th cited letter, 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas

public purpose reservations in favour concern local body.

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 plots. And under rule 9 concerned local body should collect the 3% Market Land 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.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

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 bygranting 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.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fees : Rs.37,500.00/- 02.07.2025

Centage Fees : Rs.48,000.00/- 27.03.2026 E. Challan No.20260327024492

Development Fees: Rs.50,200.00/- 27.03.2026

Subdivision Fees Rs.64,000.00/- 27.03.2026

Flay day Fund Rs.10,000/- 01.04.2026; Receipt No.FD/FUND/2042170.

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 to build any construction on any plot before conforms to the above two conditions.

4.(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.

5.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 is plot land use is requested those 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.

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

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

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

9.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.

10.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

11.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 compete details for public view through a 60cm x 120cm permanent

display board along with the details of resolution number and date of the layout.

12.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.

13.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.

14.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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 6.18Acres(or)25000.00 sqm.

No. of Plots : 132(includes EWS Plots)

EWS Area : 1830.29 sqm (10.64%)

EWS Plots : 47-82

Gifted over to Local Body:

Layout Road :7814.16sqm(31.26%)

Park :1764.86sqm (10.27%)

Public Purpose :106.01sqm (0.62%)

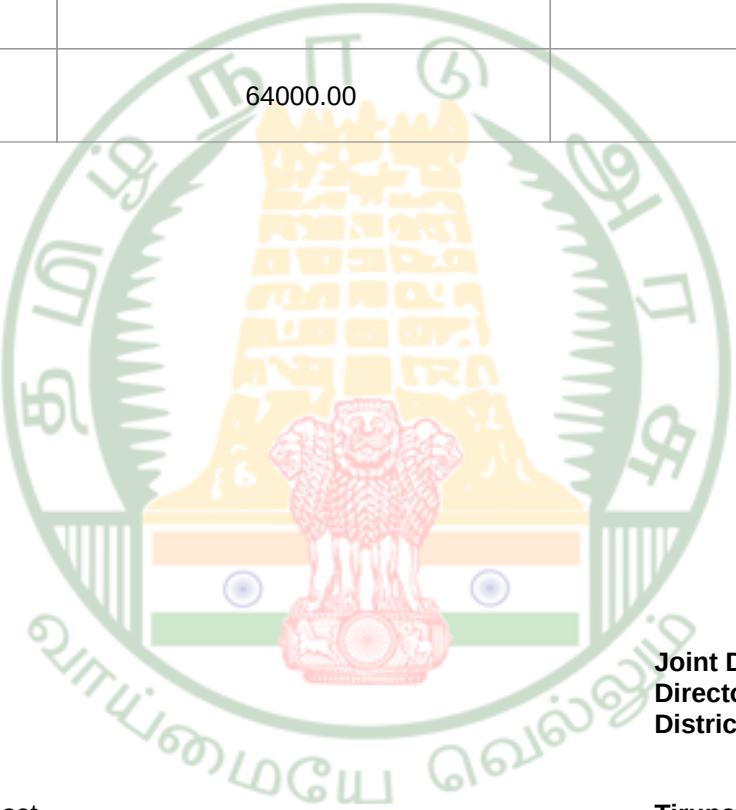
TANGEDCO Purpose :87.21sqm(0.51%)

Copy to:

- 1.Mr.Arunagiri and Eleven Others,
No.216 , Om Sakthi Vinayagar Kovil Street,
Gandhi Nagar,
Katpadi Taluk,
Vellore – 632 006.
- 2.The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.
- 3.The Assistant Director,
Department of Land Survey and Records,
Tirupathur District.
- 4.The Tashildar,
Ambur Taluk,
Tirupathur District.
- 5.The Sub-Registrar,
Ambur Sub-Registrar Office,
Tirupathur District.
- 6.The Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Tirupathur District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	37500	02/07/2025
2	OSR Fee		
3	Centage Charges	48000.00	27/03/2026
4	Development Charges	50200.00	27/03/2026
5	Display Board Charges	10000.00	27/03/2026
6	Satellite town charge		
7	Sub Division Charge	64000.00	27/03/2026



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

Tirupathur 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.

