PP APPROVAL RECORD

# Planning Permission

Vellore 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.

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**Town and Country Planning Department(Planning Permission)**

2nd Floor, Ex- Service man  Welfare office Building campus, opposite to periyar park, Vellore

ROC No.  6GHQFBJT/2026  Date: 09.07.2026  Date :  09/07/2026

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man  Welfare office Building campus, opposite to periyar park, Vellore

To :

S RAJESH KUMAR and Six Others,No.11 Goodanagaram Road,,

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Vellore District - Formation of a residential layout to an extent of 17600.00 Sq.m (4.35 Acres) in the Land Bearing of SF.No:243, 245/1, 245/3, 246/2– Seruvangi Village/Panchayat – Gudiyatham Taluk / Panchayat Union - Vellore District – Technical Approval issued - Forwarded for further action - Regarding.

Ref :
1. Online Application No:6GHQFBJT, Thiru.S.Rajesh Kumar &  6 others through online Dated: 19.03.2026.
2. Deputy Director, District Town and Country Planning Office, Vellore District Road Pattern issued through online dated: 06.05.2026.
3. District Collectorate, Vellore District, Wet land NOC letter No. ..(1)/12107/2022, Dated: 28.08.2022.
4. Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5. Thiru.S.Rajesh Kumar & 6 others, Gift Deed Document received through online Dated: 06.07.2026. (Gift deed document No. (P437/2026)  5506/2026, Dated: 03.07.2026.).
6. G.O.(Ms) No.138, Housing and Urban  Development Department, Dated: 04.06.2004.
7. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms) No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.(Ms) No.181, Housing and Urban Development Department, Dated:  09.12.2020.
10. G.O.(Ms) No.141, Housing and Urban Development Department, Dated:  23.09.2020.
11. Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
12. Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13. Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
15. WRD Department Deemed NOC dated 21.5.2026.

16. Executive Engineer, WRD Department Upper Palar basin Division, Vellore, Letter No./2/180(NOC)/2026 dated 25.6.2026.(Received through E-mail)
17. Demand requested through online, Dated: 07.07.2026.
18. Payment received through online, Dated: 08.07.2026.

ORDER:-
With reference to the 1st Cited letter, applicant has requested for the approval of residential

layout in Vellore District, Gudiyatham Taluk / Panchayat Union, Seruvangi Village/Panchayat, SF.No: 243, 245/1, 245/3, 246/2 with an extent 17600.00 Sq.m (4.35 Acres).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Directorate on 06.05.2026. Further the applicant Thiru.S.Rajesh Kumar & 6 others has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President, Seruvangi Panchayat Local body by Gift Deed Document No. (P437/2026) 5506/2026, Dated: 03.07.2026.

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

1. The Technical Approval is issued to the above mentioned layout and the number is assigned as L.P/D.T.C.P.(VLR).No. 108/2026.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. 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 the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under 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 to comply the said provisions.
5. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.

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)”

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent: 17600.00 Sq.m (4.35 Acres)
No. of Plots: 104 nos
Gifted to Local Body by Gift Deed Document No. (P437/2026) 5506/2026,
Dated: 03.07.2026.
Layout Road: 4912.74 sq.m. (27.91 %)
Public Purpose: 73.81 sq.m. (0.58 %)
TANGEDCO Purpose: 106.69 sq.m. (0.84 %)

6. As per TNCDBR-2019 the following fees and charges are collected as follows
The fees/charges collected from the applicant are as follows:

i. Scrutiny Fee : Rs. 26,025/- Date – 19.03.2026
ii. OSR Charge : Nil -
iii. Centage Charge
(Challan Number 20260708043523) : Rs. 33,000/- Date – 08.07.2026
iv. Display board Charge : Rs. 10,000/- Date – 08.07.2026
v. Subdivision Charges : Rs. 44,000/- Date – 08.07.2026
vi. Development Charges : Rs. 35,200/- Date – 08.07.2026
vii. Armed Forces Flag Day Fund : Rs. 7,000 /- Date – 09.07.2026
To:
The President,
Seruvangi Panchayat,
Gudiyatham Panchayat Union,
Gudiyatham Taluk,
Vellore District.

Copy to:
1. Thiru.S.Rajesh Kumar & 6 others,
No.11, Goodanagaram Road,
Thazhaiyatham,
Gudiyatham,
Vellore – 632 602.

2. Tasildar Concerned (Tamil Nilam),
Gudiyatham Taluk,
Vellore District.

3. Tamil Nadu Real Estate Regularity Authority,
“RERA Tower”, No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600 102.

4. Sub Registrar,
Gudiyatham Sub Register Officer,
Vellore District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 26025 | 19/03/2026 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 33000.00 | 08/07/2026 |
| 4 | Development Charges | 35200.00 | 08/07/2026 |
| 5 | Display Board Charges | 10000.00 | 08/07/2026 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 44000.00 | 08/07/2026 |

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

**Vellore 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

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/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.