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REFERENCE
02/2025-26

ISSUED
21 January 2026

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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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. KFI7Q4QG /2025/TCP Date : 24/12/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,
Nemandapuram Village,
Anaicut Panchayat Union,
Anaicut Taluk,
Vellore District.

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Anaicut Panchayat Union, Nemandapuram Panchayat / Village, S.F.No.108/1D and of Anaicut Taluk, Vellore District - Extent of 1.32 Acre (5341.85 Sqm) - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Tvl. V.MADHAVAN, Letter, Dated: 13.11.2025

2. District Town and country planning Office, Vellore District Letter No. VLR / KFI7Q4QG / 109 - 2025 (Road pattern issued on dated: 27.11.2025).

3. Joint Director Agriculture department, Vellore Letter No. A3/6236/2025 Dated: 18.09.2025

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

5. Applicant Tvl. V.MADHAVAN, Dated: 13.11.2025 (Gift deed document no. 2094/2025 (To Nemandhapuram Village Panchayat President)

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

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

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: 02.12.2025. (requiring payment of Centage Fee, Display Board Fee

etc.,).

15. Applicants Tvl. V.MADHAVAN, Dated: 04.12.2025. (Payment of Centage Fee, Display Board Fee etc.,).

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Anaicut Panchayat Union, Nemandapuram Panchayat / Village, S.F.No.108/1D and Anaicut Taluk, Vellore District - Extent of 1.32 Acre (5341.85 Sqm).

In the continuation, with reference to the 3rd cited letter, road pattern for residential layout has been issued by the directorate on 27.11.2025. Further the applicant Tvl. V.MADHAVAN has gift deed the Road, Road splay, Park, Public Purpose & TANGEDCO Purpose areas has been handed over to The Panchayat President, Nemandhapuram Village Panchayat Local body by
Gift Deed Document No.2094/2025, dated on 26.09.2025

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 L.P. / D.T.C.P. (VLR) No. 99/2025 (Revised
Approval Layout of L.P./D.T.C.P. (VLR) No.68 / 2025).
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 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

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)"

The fees/charges collected from the applicant are as follows:

i. Scrutiny Fee : Rs. 8,025/- Date – 13.11.2025

ii. Centage Charge
(Challan Number – 20251203001357) : Rs. 10,500/- Date – 04.12.2025

iii. Display board Charge : Rs.10,000/- Date – 29.09.2025

iv. Subdivision Charges : Rs.18,000/- Date – 29.09.2025

v. Development Charges : Rs. 15400/- Date – 29.09.2025

To:
The Panchayat President,
Nemandhapuram Panchayat / Village,
Anaicut Panchayat Union / Taluk,
Vellore District.

Copy to:

1. Tvl. V.Madhavan,
No.149 Brahminar Street,
Munjurpattu Village,
Vellore Taluk,
Vellore - 632 057

1. Tasildar Concerned (Tamil Nilam),
Anaicut Taluk,
Vellore District.

2. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

3. Sub Registrar,
Odugathur Sub Register Officer,
Vellore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8025	13/11/2025
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge		

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

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.