PP APPROVAL RECORD

Planning Permission

Survey 185/2B

Kovilpuraiyur, Melmalayanur taluk

Vilupuram 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)

56 A, Govt Hospital Road, Villupuram

ROC No. 120 (HO Approval)/2026/TCP Date : 30/09/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President,
Kovilpuraiyur Panchayat and Village,
Melmalayanur Panchayat Union,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout – Office of the Assistant Director of Town and Country Planning – Villupuram District – Melmalayanur Taluk – Melmalayanur Panchayat Union – Kovilpuraiyur Village – S.F.No: 185/2B to an extent of 1.186 Acre (or) 4800.00 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref :
1. Applicant Thiru.Hariharan Pandiyan the Proposed Layout application received through online vide Reference No: 96CH6X2O/2026/TCP-9, dated:03.06.2026.
2. The Assistant Director, Villupuram District Town and Country Planning office Inspection Report of Online Application No. 96CH6X2O/2026, Dated: 04.06.2026.
3. Online Application No. 96CH6X2O/2026/TCP-9, dated:11.08.2026. (Road pattern issued).
4. Applicant Thiru.Hariharan Pandiyan, Gift Deed No:1686/2026, Dated: 27.08.2026.
5. G.O.(Ms.)No.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.(Ms.)No.18, Municipal Administration &Water Supply department, dated:04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated:31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated:23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No:13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. G.O (Ms) No:155, Housing and Urban Development Department, Dated: 08.10.2025.
14. Joint Director, Agriculture Department, Vilupuram District, Letter No.E2/5935/2026, Dated:09.06.2026..
15. Directorate of Town & Country Planning, Chennai, Technical Concurrence issued on 07.09.2026.
16. Demand Payment Request Letter, Dated: 09.09.2026.
17. Applicant Thiru.Hariharan Pandiyan, Letter Dated: 28.09.2026 (Demand Fee).

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Survey No:185/2B of Kovilpuraiyur Village and Panchayat, Melmalayanur Panchayat Union, Melmalayanur Taluk, Villupuram District with an Site Extent of 1.186 Acre (or) 4800.00 Sq.m. The layout proposal received in this office for concurrence.

In continuation, With reference to the 12th letter Cited, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 4th cited above. On receiving the gift deed soft copy from the applicant through online, the following

order of
Technical concurrence for the proposed layout is issued by The Directorate of Town & Country Planning and Layout numbered as L.P/D.T.C.P No: 120/2026. Hence, this Residential layout has been approved with the following conditions.

1) The applicant should submit the original Gift deed document to the concerned local body.
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.
Special Conditions:
1. a) 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. Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out 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 S.F. No sub-division in favour of concern local body.
4. The Conditions mentioned in the letters vide 13 and 14 shall be Complied in the layout.
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. 20% of centage charge for Flag Day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at nationalized bank draft as Payable at Chennai.
7. As per G.O.(Ms)No: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)
8. 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 General 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 splay 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 powerline / 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 obtain permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. 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.
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 Villupuram 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. Local Authority should ensure the applicant, that empty pipes (large-size Hume pipes/HDPE pipes) of a minimum diameter of 0.15 m shall be laid along the outer edges of the layout roads to accommodate telecommunication cables as per the Government Order cited 13th in the reference.

15. Local Authority should ensure no compound wall shall be constructed closing/blocking the gifted roads.
16. As per TNCDBR-2019 the following fee and charges are collected as follows
Scrutiny Charges – Rs.7226.00, Dated:03.06.2026
Centage Charges – Rs.12000.00, Dated:28.09.2026
Sub Division Charges – Rs.16000.00, Dated:28.09.2026
Development Charges – Rs.9600.00, Dated:28.09.2026

Copy to

1) Thiru.Hariharan Pandiyan
No:58/120, West Street,
Tirukoilur Taluk,
Kallakurichi District – 605757.

2) The Tahsildar,
Melmalayanur Taluk,
Villupuram District.

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4) The Sub Registrar,
Avalurpettai Sub Registrar Office,
Villupuram District.

5) The Assistant Director,
Survey and Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7226	03/06/2026
2	OSR Fee		
3	Centage Charges	12000.00	28/09/2026
4	Development Charges	9600.00	28/09/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	28/09/2026

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

Vilupuram 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

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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.