PP APPROVAL RECORD

Planning Permission

Virudhunagar 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.

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Town and Country Planning Department(Planning Permission)

Near pollution control board, District Collectorate Masterplan Complex, Virudhunagar 626002

ROC No. 0SO6TZPT/2026/TCP Date : 31/08/2026

From:

Joint Director / Deputy Director / Assistant Director

Near pollution control board, District Collectorate Masterplan Complex, Virudhunagar 626002

To :

Special Officer/ Block Development Officer, Kambikkudi Panchayat
Kariapatti Panchayat Union,
Kariapatti Taluk,
Virudhunagar District.

Sir/ Madam,

Sub : Residential Layout - Office of the Virudhunagar District Town and Country Planning - Kariapatti Taluk – Kambikkudi Panchayat – S.Kallupatti Village - SF No:164/1A, 164/1B, 164/1C, 164/1D, 164/1E, 164/1F1, 164/2A, 164/2B, 164/2C – for an extent of 5.93 Acre (or) 24005.00 Sqm - Application received for residential layout approval - Technical Clearance Issued - Forwarded for further action - Reg.

Ref : 1. Applicant M/s. EJ Real Estates Pvt Ltd and M/s.SAP Foundations Pvt Ltd, Online application No: 0SO6TZPT/2026, Dated: 15.04.2026

2. District Town and Country Planning Office, Virudhunagar District Letter No. 0SO6TZPT/2026/TCP, (Road Pattern issued on dated:18.06.2026).

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

4. Applicant M/s. EJ Real Estates Pvt Ltd and M/s.SAP Foundations Pvt Ltd, Gift deed (Local Body) Document No. 3161/2026 of Kariapatti SRO, Dated: 07.08.2026 and Gift deed (TANGEDCO) Document No. 3158/2026 of Kariapatti SRO, Dated: 07.08.2026.

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

6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.

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

9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Circular from Director of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.

13. Demand Payment Request Letter, Dated:20.08.2026 (Requiring Payment for Centage Fee, Development Fee and Sub-Division fees).

14. Applicant M/s. EJ Real Estates Pvt Ltd and M/s.SAP Foundations Pvt Ltd, Dated:25.08.2026 (Payment of Centage Fee, Development Fee and Sub-Division fees).

15. Joint Director, Agricultural Department, Virudhunagar, NOC Letter No: 3/4978/2026 Dated:17.04.2026.

With reference to the 1st cited letter, applicants have requested for the approval of residential layout in Virudhunagar District, Kariapatti Taluk, Kambikkudi Panchayat, S.Kallupatti Village in S.F.No:164/1A, 164/1B, 164/1C, 164/1D, 164/1E, 164/1F1, 164/2A, 164/2B, 164/2C with a extent of 5.93 Acre (or) 24005.00 Sqm.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director on 18.06.2026. Further the Applicant M/s. EJ Real Estates Pvt Ltd and M/s.SAP Foundations Pvt Ltd have gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no.3161/2026 of Kariapatti SRO, Dated: 07.08.2026.

Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VNR No.122/2026 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for 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.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 Tahsildar to update in Tamil Nilam website.

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

Special Conditions:
1.a) With reference to the 6th, 7th cited and 9th 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. With reference to the 10th cited and 11th 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
3.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 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).
4. 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

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 Technical Clearance. 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.

6. As Per TNCDBR-2019 The Following Fee and Charges Are Collected as Follows:

Description	Amount	Date	E-Challan No
Scrutiny Fees	Rs. 36008.00	15.04.2026	
Centage Fees	Rs. 42000.00	25.08.2026	20260825061420
Development Charges	Rs. 36300.00	25.08.2026	
Sub Division Fees	Rs. 56000.00	25.08.2026	

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. 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.

5. 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.

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 1.00 meters 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 Technical Clearance / 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 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.

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 Technical Clearance / Concurrence approval for the plot might be affected, the Technical Clearance/ 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 5.93 Acre (or) 24005.00 Sq.mt
No. of Plots : 122 (inclusive of EWS Plots)
EWS Area : 2415.85Sqm (10.064%)
EWS Plots : 38 Nos (9-12, 38, 39, 75-105, 114, 115)
Gifted over to Local Body
Layout Road Area : 6637.38 Sqm (including Splay)
Public Purpose : 87.65 Sqm (0.51 %)
TANGEDCO Purpose : 85.60 Sqm (0.51 %)

Copy To:
1. M/s. EJ Real Estates Pvt Ltd and M/s.SAP Foundations Pvt Ltd,
Represented by Elradkumar
No.20A, 1st Floor, Alagesan Street,
West Tambaram,
Chennai – 600 0045

2.The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

3. Sub-Register,
Kariapatti - SRO,
Virudhunagar District. - 1 Set

4. Assistant Director,
Survey Land Records,
Virudhunagar. - 1 Set

5.Tahsildar,
Kariapatti Taluk,
Virudhunagar District. - 1 Set

6.Block Development Officer
Kariapatti Block Development Office,
Virudhunagar - 1 Set

7. Superintending Engineer,

Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Utkadai M.Pudhupatti Electricity Distribution Circle,
Virudhunagar District. - 1 Set

(Gift deed document no. 3158/2026 of Kariapatti - SRO, Dated: 07.08.2026)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	36008	15/04/2026
2	OSR Fee		
3	Centage Charges	42000.00	25/08/2026
4	Development Charges	36300.00	25/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	56000.00	25/08/2026

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

Virudhunagar 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.