PP APPROVAL RECORD

Planning Permission

Survey 310/2C and 9 more

Chettikurichi, Periyanayagapuram Panchayat Aruppukottai taluk

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.

Town and Country Planning Department(Planning Permission)

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

ROC No. DP9VPOMT/2026/TCP Date : 10/06/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Special Officer/ Block Development Officer ,
Periyanayagapuram Panchayat
Aruppukottai Taluk,
Virudhunagar.

Sir/ Madam,

Sub : Revised Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District- Aruppukottai Taluk/Panchauyat Union – Periyanayagapuram Panchayat – Chettikurichi Village –S.no: 310/2C,3,4,5A,5B,7A,7B,8C,9D,9E – Extent-9700.00 Sq.m(2.40 Acre)-Technical Clearance issued - forwarded for further action – Regarding.

Ref :
1. Applicant Thiru.S.Perumalsamy & Tmt.S.Saranya Online Application No: DP9VPOMT ,dated: 11.02.2026 (Revision of Previous Application No: NXB8A06I ,dated: 26.11.2024.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 20.04.2026(Revision of Previous Application Issued on dated: 11.03.2025).
3. Joint Director Agriculture Department, Letter No.3/636/2024, Dated:28.02.2024 .
4. Applicant Thiru.S.Perumalsamy & Tmt.S.Saranya Letter dated Gift deed (Local Body) document No.1013/2026, dated:15.05.2026 and Gift deed (TANGEDCO) document No:
1012/2026, dated:15.05.2026.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter: NXB8A06I, dated.20.03.2025 (Requiring payment of Centage Charge.
16. Applicant Thiru.S.Perumalsamy & Tmt.S.Saranya letter: NXB8A06I dated. 20.03.2025 (Payment of Centage Charge).
17. Demand payment Request letter : DP9VPOMT dated.5.06.2026 (Requiring payment of Centage Charge.
18. Applicant Thiru.S.Perumalsamy & Tmt.S.Saranya letter : DP9VPOMT dated. 5.06.2026 (Payment of Centage Charge).

With reference to the letter in the 1st cited, applicant has requested Revison for the approval of residential layout in –the Virudhunagar District Town and Country
Planning – Virudhunagar District- Aruppukottai Taluk/Panchauyat Union – Periyanayagapuram Panchayat – Chettikurichi Village –S.no: 310/2C,3,4,5A,5B,7A,7B,8C,9D,9E – Extent-
9700.00 Sq.m (2.40 Acre)– Technical Clearance issued - forwarded for further action – Regarding.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director, Virudhunagar District Town and

Country Planning on 20.4.2026. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body via Document no: 1012/2026,
dated:15.05.2026 .Hence, this residential layout is given approval with following conditions.
1. As per the condition, the layout has been revised from 60/2025 approved number and revised approved number is issued as LP/DDTCP/VRN No.93/2026 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 proceedings to this office immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil nilam website special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas 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 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).
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 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, is 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 of Charges NXB8A06I-(Previous Application Amount) DP9VPOMT-(Revised Application Amount)
Scrutiny Charges Rs- 14550,Dated-26.11.2024 Rs- 14550,Dated-11.02.2026
Centage Charges Rs- 12000,Dated-20.03.2025 Rs- 300,Dated-5.06.2026
Development Charges Rs- 14550,Dated-20.03.2025 Rs- 150.00,Dated-5.06.2026
Subdivision Charges Rs- 16000,Dated-20.03.2025 Rs- 400.00,Dated-5.06.2026
OSR Charges Rs- 34032.00,Dated-18.03.2025 Rs- 2028.00,Dated-19.05.2026

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.

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Copy to

1 S.Perumalsamy & S. Saranya
1145-A, Kanjanayakkanpatti, Aruppukottai, Virudhunagar -626 101 1 Set

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

3 Pandhalkudi Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set

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

5 Thasildar,
Aruppukottai Taluk, Virudhunagar District. 1 Set
6 Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
VirudhunagarDistrict. 1Set and Gift deed document no.
1013/2026, dated:15.05.2026.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14550	11/02/2026
2	OSR Fee		
3	Centage Charges	300.00	05/06/2026
4	Development Charges	150.00	05/06/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	400.00	05/06/2026

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

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.