PP APPROVAL RECORD

Planning Permission

Survey 7/2D and 1 more

Aruppukottai, Villipathi 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. TCU4IIHC/2026/TCP Date : 17/08/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Panchayat Union,Aruppukottai Panchayat,Aruppukottai Village,Virudhunagar district, S.F.No. - extent of acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.GANAPATHY Vand Mr.Letter, Dated:

2.District Town and country planning Office,Virudhunagar District Letter No. .(Road pattern issued on dated:).

3.Joint Director Agriculture department, Letter No. Dated:

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

5.Applicants Mr.GANAPATHY V and Mr. Letter, Dated: .(Gift deed document no , dated:).

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 WaterSupply,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: (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.GANAPATHY V and Mr. Letter, Dated: .(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

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

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar District, Aruppukottai Taluk/ Municipality , Ward : F- Block : 9, T.S.NO: 7/2D (S.No: 279/3part) – Extent-3640.00 sqm , Extent (0.89 Acre). 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 19.03.2025 Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on Local body document No.1945/2025 dated 2.4.2025 & and Gift deed (TANGEDCO) document No.1944/2025 , dated: 2.4.2025 . Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VNR No.(SWP) 110/2026 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 12thcited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam web site.

Special Conditions
1. a) With reference to the 7th 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. 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.

4. 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) Anyperson 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.

5. 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

Copy to
1.Tr.V.Ganapathy,
379, pethammal nagar,
athipatti, sempatti,
Aruppukottai,
Virudhunagar- 626101 1 Set

2.The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102-1 Set

3.Sub-Register,
Aruppukottai -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,
Virudhunagar District. 1 Set and Gift deed document no. 1944/2025 , dated:02.04.2025

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5460	19/03/2026
2	OSR Fee		
3	Centage Charges		
4	Development Charges	1.00	06/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	0.00	06/07/2026

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.