Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

ROC No. TPH/SP98RJUM/58868/2026/TCP Date : 12/01/2026

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The Panchayat President,
Palnangkuppam /Panchayat,
Tirupathur Panchayat Union,
Tirupathur Taluk,
Tirupathur District – 635651.

Sir/ Madam,

Sub : Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Tirupathur District – Tirupathur Taluk – Tirupathur Panchayat Union – Palnangkuppam Village Panchayat/Village - Survey Number: 125/1A - Site Extent: 4006.39 Sq.m or 0.99 Acres - Planning Permission issued - forwarded for further action – Regarding

Ref : 1. On 15.12.2025, Applicant's Mr. R. Ravendran and Mr. R. Shankar Online Application Form were received through Online Application Number: SP98RJUM.
2. The Assistant Director, District Town and Country Planning Office, Tirupathur District had issued Road pattern through District Letter No:THP/SP98RJUM /
58868/2025/TCP on 26.12.2025.
3. The Joint Director, Agricultural Department, Tirupathur District had issued Dry Land NOC through Letter No. A1/5326/2025 on 16.09.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. R. Ravendran and Mr. R. Shankar, Gift deed (Local Body) document no: 45/2026, Dated: 02.01.2026.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration
and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms). No.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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Mr.R.Ravendran and Mr. R. Shankar Scrutiny Fee Receipt, Dated: 16.12.2025.
15. Applicant's Mr. R. Ravendran and Mr. R.Shankar OSR Payment and Demand Payment Request Letter from DTCP, dated: 26.12.2025 and 10.01.2026.
16. Applicant's Mr. R. Ravendran and Mr. R. Shankar OSR Charges and Centage Fee, Development Charge & Display Board Payment Receipt, dated: 08.01.2026 and
12.01.2026.
17. Applicant's Mr.R.Ravendran and Mr.R.Shankar Flag Day Fund Receipt, dated: 08.01.2026.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and

14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Block Development Officer, Tirupathur Panchayat Union had issued Road certificate through the letter no. A1/3916/2024, Dated:21.11.2025.
25. Tahsildar, Tirupathur Taluk, had issued Road certificate through the letter no. A1/5341/2024, Dated:13.12.2025.
26. The panchayat president,Palnankuppam Panchayat Letter regarding culvert construction letter, Dated:24.12.2025.

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Tirupathur District, Tirupathur Taluk, Tirupathur Panchayat Union,
Palnangkuppam Panchayat, Palnangkuppam Village comprised in survey number: 125/1A with a Site Extent of 4006.39 Sq.m or 0.99 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Tirupathur District Town and
Country Planning Office on 26.12.2025. Further the Applicant's Mr. R. Ravendran and Mr. R. Shankar, have gift deed the road, road splay, Public Purpose & TANGEDCO
Purpose areas have been handed over to The Panchayat President, Palnangkuppam Panchayat on 02.01.2026 vide gift document no. 45/2026. Hence, this 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. (THP) No. 02/2026 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 conditions to this office immediately as per Condition no.10 (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 for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar 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.
7. As per the G.O. (Ms). No. 18, the applicants have paid the Open Space Reservation Fee in accordance with Rule 47(6) of the TNCDBR-2019 based on Guideline value
instead of land Allocation.
Special Conditions:
1. a) With reference to the 8th cited 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 applicant. 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 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 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 11th cited and 12th cited letter, the concerned local body must issue the final approval after transfer of earmarked road areas survey number,
sub-division 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. 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).
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 planning permission. Only the applicant entitlement to development is verified in the documents submitted with the applicant
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:
1. Scrutiny Fee - Rs. 6300.00, Dated: 16.12.2025.
(Receipt Number: 2025121658868, Transaction ID: 4175950947456).
2. Centage Fee – Rs. 9000.00, Dated: 02.01.2026.
(Challan Number: 20260112003059, Challan Date: 12-Jan-2026, Payment Date: 12-Jan-2026).
3. Display Board Charges – Rs. 10000.00, Dated: 11.01.2026.
(Receipt Number: 2026011158868, Transaction ID: 5866499907832).
4. Development Charges – Rs. 8500.00, Dated: 11.01.2026.
(Receipt Number: 2026011158868, Transaction ID: 5866499907832).
5. Sub Division Charges - Rs. 12000.00, Dated: 11.01. 2026.
(Receipt Number: 2026011158868, Transaction ID: 5866499907832).
6. OSR Charges – Rs. 25047.00, Dated: 30.12.2025.
(Challan Number: 20260108043051, Challan Date: 08-Jan-2026, Payment Date: 08-Jan-2026).

Conditions:
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and
Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and
country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two
conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where
the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after
obtaining the prior approval of the Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved

Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The buyer/owner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the Layout,
permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Planning Permission has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of
land for the layout, the local body should consider and take a decision.
b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing
over of public spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved
layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information
board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the
ground that a layout has been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the
planning permission/concurrence approval for the layout may be affected, Planning Permission given to the layout will be cancelled by the Town and Country
Planning department without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers
while selling the plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will
be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the Planning Permission of the Layout approval would be cancelled by the
Town and Country Planning department without prior intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the Planning Permission will be cancelled by the Town
and Country Planning department without prior intimation.
18. If any feature is found affecting the water bodies due to the issued Planning Permission under any circumstances, the same will be cancelled by the department
without any intimation to the applicant.
19. Before giving final Planning Permission by local body, Concerned Local body should ensure the site is levelled to the Road Level.
20. Planning Permission given only on the basis of the documents produced by the applicant; any interest of ownership could not be done basis of the issue of
Planning Permission. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of Layout approval without prior
intimation to the applicant.
21. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
22. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the
Planning Permission given by the Department shall be cancelled by the Department without any prior notice.
23. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
Remarks:
a) Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12
meters in height upto Stilt +3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
b) Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft and 2. Commercial Buildings above 2,000
Sq.ft.
Copy To:

1. Mr. R. Ravendran,
No: 169, Ganga Nagar,
Palnangkuppam Village,
Tirupathur Panchayat Union/Taluk,
Tirupathur District – 635853.
2. Mr. R. Shankar,
No:190, Asiriyar Nagar,
Pachal Village,
Tirupathur Panchayat Union/Taluk,
Tirupathur District – 635602.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6300	16/12/2025
2	OSR Fee		
3	Centage Charges	9000.00	11/01/2026
4	Development Charges	8500.00	11/01/2026
5	Display Board Charges	10000.00	11/01/2026
6	Satellite town charge		
7	Sub Division Charge	12000.00	11/01/2026

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

Tirupathur 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.