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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2026 - 2027. **Date:** 6/3/26 2:30 PM

From:

Village Panchayat

Perumpathur

To :

M/S. Nimala Arul Foundations & 4 others,
No: 7d, Jegathambal Street, Periyar Nagar, Nesapakkam, West K.K. Nagar, Chennai 600 078

Online Application Number: KER9J249

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office – HACA - Tenkasi District - Non Planning area – Sankarankoil Taluk – Sankarankoil Panchayat Union - Perumpathur Panchayat/Village – S.F.No. 453/1, 453/2, 455/1A, 456/1 - Site Extent of 18930.00 Sq. m (4.680 Acres) - Final Approval issued by The President Perumpathur Village Panchayat (Planning Permission) – Reg.

Ref :

1.Applicants M/S. Nimala Arul Foundations & 4 others, online Layout application No KER9J249, Dated.23.10.2025

2.District Town and country planning Office, Tenkasi District Letter No. KER9J249 (Road pattern issued on dated.25.11.2025).

3.District Town and country planning Office, Tenkasi District-Planning Permisson issued as per Roc no: KER9J249/2025/TCP Dated.04.12.2025
4. G.O (MS) No. 79, Housing and Urban Development Department, Dated: 04.05.2017.

5. NOC from the Joint Director, Agricultural Department,Tenkasi District, Letter No.Ni4/9460/2025, Dated.29.10.2025.

6. NOC from the Assistant Director, Department of Geology and Mining, Tenkasi District, Letter No.M1/506/2025, Dated:12.11.2025..

7. NOC from the District Forest Officer, Tenkasi Division, Tenkasi District, C.No.5307/2025/D1, Dated:08.09.2025.

8. NOC from the Revenue Divisional Officer, Sankarankoil, Letter No. RDOSKL/3842/2025-B2, Dated:18.11.2025.

9.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
10.Applicants M/S. Nimala Arul Foundations & 4 others, Online Application No. KER9J249 Dated: 23.10.2025 (Gift deed document no.3454/2025, Dated:26.11.2025)
11. G.O. 138, Housing and Urban Development Department, Dated: 04.06.2004.
12. 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.
13. G.O. 141, Housing and Urban Development Department, Dated: 23.09.2020.
14. G.O. 181, and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
15. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
16. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated: 08.09.2017.
17. Circular from the Director of Town and Country planning, ROC No. 320/2022/TCP3, Dated: 07.01.2022.
18. Demand payment Request online Application No. KER9J249 Dated: 28.11.2025. (Demand payment of Centage Fee ,Development charges,Subdivision charges).

19. Applicants M/S. Nimala Arul Foundations & 4 others, Online Application No. KER9J249, Dated: 30.11.2025.(Payment of Centage Fee ,Development charges,Subdivision charges).

20. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
21. G.O.53, Housing and Urban Development Department Dated.28.03.2025.
22.Perumbathur Village Panchayat Resolution no:3/2026-2027. Dated: 03.06.2026 Wednesday at: 2.00 pm with all members @ panchayat office

Body:

1. In the Ref Letter no:3 from the Assistant Director Town and Country Planning Department (planning permission), – Hill Area Conservation Authority [HACA] – Tenkasi District - Sankarankovil Taluk – Non Planning Area – Sankarankovil Panchayat Union – Perumpathur Panchayat/Village Survey no S.F.No. 453/1, 453/2, 455/1A, 456/1 for an site extent of 18930.00 Sq. m (4.680 Acres) - from 1 to 113 Residential Plots and Layouts, The Technical Clearance / Concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP / DTCP / TENKASI / LAYOUT APPROVAL No 68/2025 subject to special condition and technical clearance and local authority.

2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission), Tenkasi District, The Approved Layout Map for the Residential plots and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and on site inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Perumpathur Village Panchayat with the document No:3454/2025, Dated:26.11.2025. Registered at the Karivalamvanthanallur sub–Register Office.
3. According to the ordinance in Reference 14, 3% market value fee for Residential layout plot Rs. 28,395/- Payment Transaction ID:IDFB6144M5776383 Dated: 24/05/2026 .
4. Layout plot fee (from 1 to 113 plots) – Rs.1,14,000/- Payment Transaction ID: 11000365041609, Dated: 24/05/2026
5. Layout Inspection fee RS.1000/- Payment Transaction ID: 11000365041609, Dated: 24/05/2026

6. Rural Development Charges fee Rs. 6,11,286/- Payment Transaction ID: IDFBR62026052503024950 Dated: 25/05/2026

Therefore, Subject to Specific Conditions, – Tenkasi District - Sankarankovil Taluk –

Non Planning Area – Sankarankovil Panchayat Union – Perumpathur Panchayat/Village Survey no. 453/1, 453/2, 455/1A, 456/1 for an site extent of 18930.00 Sq. m (4.680 Acres)- from 1 to113 Residential Plots and Layouts It is hereby ordered to grant Approval for the above mentioned Residential layout.
Conditions:
1. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: KER9J249/2025/TCP, Dated.04.12.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above-mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO: 68/2025. Panchayat final Planning Permission hereby issued as per Resolution No: 03/2026 - 2027 All the special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,

Perumpathur Village Panchayat

To,
1. M/S. Nimala Arul Foundations & 4 others,
No: 7d, Jegathambal Street, Periyar Nagar, Nesapakkam, West K.K. Nagar, Chennai 600 078.

Copy to,
2. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department, Tenkasi .
3. Karivalamvanthanallur Sub Register Office, Sankarankovil Taluk, Tenkasi District,
4. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi .
5. The Assistant Director, Department land Survey and Records, Tenkasi District.
6. Block Development Officer (VP) , Sankarankovil Panchayat Union , Perumpathur Village Panchayat, Sankarankovil Taluk, Tenkasi District.
7. Panchayat Secretary Perumpathur Village,
Details if the action taken in the meeting at that time are as follows Chairman, Smt.DEVASENA E Panchayat president. Tenkasi District, Joint Director, / Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: KER9J249/2025/TCP, Dated.04.12.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP / TENKASI / LAYOUT NO: 68/2025 and Planning Permission NO: 68/2025 Seeking Approval of the Council to grant approval subject to specified conditions. ROC No.3/2026 – 2027 is Granted unanimously.

Perumpathur Village Panchayat,

Village

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

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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.