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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc no : 123.
DATE : 31.12.2025

Date: 1/23/26 2:23 PM

From:

Village Panchayat

Kavanur Panchayat Office
kavanur Panchayat
kavanur Post

To :

1 Mr. A. Selvakumar, Mr. A. Sagadevan,
Mr. M. Jaya Chander and Mr. A. Kamalakannan,
No. 24/152B, Periya Street, Munjurpattu Village,
Vellore Taluk, Vellore District - 632057.

Online Application Number: HX4YGP0Z

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Arcot
Taluk – Thimiri Panchayat Union – Kavanoor Village/Panchayat of Survey Numbers: 165/2, 165/3, 169/2 and 175 – Site Extent:
2.885 Acres or 11650.00 Sq.m – Planning Permission issued - forwarded for further action – Regarding.

Ref :

1. On 03.11.2025, Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Online
Application Form were received through
Online Application Number: HX4YGP0Z.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No:
RPT/HX4YGP0Z/56348/2025/TCP on 10.12.2025.
3. The District Collector, Ranipet District had issued Wet Land NOC through Letters No.
Ni.Mu.C1/7518/2022 on 23.05.2024 and
Ni.Mu.C1/7519/2022 on 29.05.2024.
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. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Gift deed (Local Body)
document no: 9629/2025, Dated:

12.12.2025.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. 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.
8. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. (Ms). No.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 the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1,
dated: 08.09.2017.
12. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated:
07.01.2022.
13. Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Scrutiny Fee Receipt,
Dated: 03.11.2025.
14. Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Demand Payment Request
Letter from DTCP, dated: 16.12.2025.
15. Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Centage Fee,
Development Charge & Display Board Payment
Receipt, dated: 16.12.2025.
16. 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
Ref :
14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated:
11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:
25.04.2023.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:
05.02.2020.
20. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
21. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
22. Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Flag Day fund Receipt,
Dated: 16.12.2025.
23. The Panchayat President, Kavanoor Panchayat, Thimiri Panchayat Union Resolution No.94, Dated.27.11.2025.
With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Arcot Taluk,
Thimiri Panchayat Union, Kavanoor
Village/Panchayat of comprised in Survey Numbers: 165/2, 165/3, 169/2 and 175 with a Site Extent of 2.885 Acres or 11650.00
Sq.m.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant
Director of District Town and Country
Planning Office, Ranipet on 10.12.2025. Further the Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and
Mr. A. Kamalakannan have gift deed the
road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The Panchayat President, Kavanoor
Panchayat on 12.12.2025 vide gift document
no. 9629/2025. Hence, this layout has been approved with below conditions.

Body:

1. On 03.11.2025, Applicant's Mr. A. Selvakumar, Mr. A. Sagadevan, Mr. M. Jaya Chander and Mr. A. Kamalakannan Online
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Village/Panchayat of comprised in Survey Numbers: 165/2, 165/3, 169/2 and 175 with a Site

Extent of 2.885 Acres or 11650.00
Sq.m.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant
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Panchayat on 12.12.2025 vide gift document
no. 9629/2025. Hence, this layout has been approved with below conditions.
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, Technical Sanction approval 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 technical concurrence 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 technical
concurrence 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 technical concurrence 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. Technical Concurrence 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
technical concurrence. 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
technical approval 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.

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

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.