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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-2027

Date: 7/25/26 12:31 PM

From:

Village Panchayat

Kunnur

To :

VINOTHINI K and G JAYALAKSHMI

Online Application Number: GEJNXWC4

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk / Panchayat
Union, Kunnur Panchayat / Village, S.Nos. 61/1A1A2, 61/1A1B and 62/17B2 - Site Extent of 2760.00 Sqm - Technical
Clearance issued - Forwarded for further action – Reg

Ref :

1. Applicants Tmt.K.Vinothini and Tmt.G.Jayalakshmi, Online Application No. GEJNXWC4, Dated: 22.06.2026
3. The Joint Director, Agriculture department, Theni District letter No.T1/4592/2026, Dated.23.06.2026
2. District Town and country planning Office, Theni District Letter No. THENI/ GEJNXWC4 /2026/TCP (Road Patten issued
dated:29.06.2026).
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Tmt.K.Vinothini and Tmt.G.Jayalakshmi, letter dated.02.07.2026 (Local body Gift deed document no.5264/2026,
dated:01.07.2026 and TANGEDCO Gift
deed document no.5263/2026, dated:01.07.2026).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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.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: 29.06.2026 and 02.07.2026 (requesting payment of OSR fee, Centage Fee,
Development Charge fee and Sub Division
Charges,).
15. Applicants Tmt.K.Vinothini and Tmt.G.Jayalakshmi, letter Dated: 02.07.2026 (Payment of Centage Fee, OSR fee,
Development Charge fee and Sub Division
Charges paid,).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
18. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification
No.28, Part-II, Sec-2, Dated.
10.07.2024) (Development Charge)
19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding
Development Charges Collection)
20. The Tahsildar, Andipatti Taluk NOC letter dated- 13.03.2026 (Two letters)
21. The Block Development Officer (V.P), Andipatti Panchayat Union, letter no. 115/2025/B5, Dated:25.06.2026 (Burial Ground
NOC)

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District,
Andipatti Taluk / Panchayat Union,
Kunnur Panchayat / Village, S.Nos. 61/1A1A2, 61/1A1B and 62/17B2 - Site Extent of 2760.00 Sqm - Technical Clearance issued
Forwarded for further action

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the
Assistant Director of Theni District on
29.06.2026. Further the applicants Tmt.K.Vinothini and Tmt.G.Jayalakshmi, have gift deed the road, road splay area, and Public
Purpose areas has been handed over to
the Local body vide Gift deed document no.5264/2026, dated:01.07.2026 and TANGEDCO Area vide Gift deed document
no.5263/2026, dated:01.07.2026. Hence, this
residential layout has been approved with below conditions.
1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO:SWP/88/2026 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 informed to send a copy of the conditions to this office
immediately
3.After the approval of the local body. It is informed 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 informed to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website
Special Conditions

1.a) With reference to the 8th cited, 9th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: The
Owners/developers shall be allowed
either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the
estimate cost to the local body.
Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc,
for the layout as per existing rules.
Before taking over the infrastructure developed by the owners /developers, the local bodies shall ensure the quality of works done
by the owners / developers.
Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/ developers. Wherever
layouts develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.
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 11th cited, the concern local body must issue the final approval After transfer of earmarked roads, Local
body area and TANGEDCO area S.F.No
sub-division in favor 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 G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 under rule 9
concerned local body should collect the
3% Guideline 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)
Layout conditions:
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, 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.
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 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 in plot land use is requested for the 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 passed 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 1.00meters 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 planning permission / 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 complete 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.
As per TNCDBR-2019 the following fee and charges are collected as
Fees Paid Details
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
Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ 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.

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2026.07.25 12:31:38

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.