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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. 49/2026/2026/TCP Date : 18/05/2026

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The Panchayat President,
Vannivedu Village/Panchayat,
Walajah Panchayat Union,
Walajah Taluk,
Ranipet District – 632401.

Sir/ Madam,

Sub : Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Walajah Taluk – Walajah Panchayat Union – Vannivedu Village/Panchayat – Survey Numbers: 304/1C1, 304/1D, 304/2, 305/1, 305/3, 305/4 and 306 – Site Extent: 6939.00 Sq.m or 1.715 Acres – Planning Permission issued - forwarded for further action – Regarding.

Ref : 1. On 02.04.2026, Applicant's Mr. N. Sankesh Jain and Mr. K. Gokulakrishnan Online Application Form was received through Online Application Number: 32YEDWEU.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No: RPT/32YEDWEU/64016/2026/TCP on 05.05.2026.
3. The District Collector, Ranipet District had issued Wet Land NOC through Letter No. Pa.Mu.C1/8389/2025, Dated: 12.03.2026.
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. N. Sankesh Jain and Mr. K. Gokulakrishnan Gift deed (Local Body) document no: 2536/2026, Dated: 11.05.2026.
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. N. Sankesh Jain and Mr. K. Gokulakrishnan Scrutiny Fee Receipt, Dated: 02.04.2026.
14. Applicant's Mr. N. Sankesh Jain and Mr. K. Gokulakrishnan OSR and Demand Payment Request Letter from DTCP, dated: 05.05.2026 and 14.05.2026.
15. Applicant's Mr. N. Sankesh Jain and Mr. K. Gokulakrishnan OSR Fee and Centage Fee, Development Charge &

Display
Board Payment Receipt, dated: 14.05.2026 and 15.05.2026.
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 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.

of the letter:
With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Walajah Taluk, Walajah Panchayat Union, Vannivedu Panchayat/Village of comprised in Survey Numbers: 304/1C1, 304/1D, 304/2, 305/1, 305/3, 305/4 and 306 with a Site Extent of 6939.00 Sq.m or 1.715 Acres.
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 05.05.2026. Further, the Applicant's Mr. N. Sankesh Jain and Mr. K. Gokulakrishnan have gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The Panchayat President, Vannivedu Panchayat on 11.05.2026 vide gift document no. 2536/2026.
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. (RPT) No. 49/2026 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 applicant has paid the fee for the Open Space Reservation in accordance with Rule 47(6) of the TNCDBR-2019.

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 concerned 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 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.
5. With reference to the 7th and 8th cited Government orders, “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 Page 3 of 4 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 the works done by the owners / developers. Reasonable period to be prescribed for up keep/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”.
6. As per G.O. (Ms). No. 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).
7. With reference to the 10th and 11th cited letter, the concerned local body must issue the final approval After transfer of earmarked road, public purpose areas with Survey Number sub-division in revenue records in favour of concern local body.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 10409.00, Dated: 02.04.2026.
(Receipt Number: 2026040264016, Transaction ID: 6882225320745).
OSR Charges - Rs. 89360.00, Dated: 14.05.2026.
(Challan Number: 20260514002613, Challan Date: 14-May-2026 and Payment Date: 14-May-2026).
Centage Fee - Rs. 15000.00, Dated: 15.05.2026.

(Challan Number: 20260515030067, Challan Date: 15-May-2026 and Payment Date: 15-May-2026).
Display Board Charges – Rs. 10000.00, Dated: 15.05.2026.
(Receipt Number: 2026051564016, Transaction ID: 5621104168625).
Development Charges – Rs. 13998.00, Dated: 15.05.2026.
(Receipt Number: 2026051564016, Transaction ID: 5621104168625).
Subdivision Charges - Rs. 20000.00, Dated: 15.05.2026.
(Receipt Number: 2026051564016, Transaction ID: 5621104168625).

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 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 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 14 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. N. Sankesh Jain,
No: 4/1, Thandavarayan Pillai Street,
Sowcarpet, Chennai District – 600001.
2. Mr. K. Gokulakrishnan,
No: 299, Madhurayan Pettai Street,
Mamandur Village, Vembakkam,
Tiruvannamalai District – 631702.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10409	02/04/2026
2	OSR Fee		
3	Centage Charges	15000.00	15/05/2026
4	Development Charges	13998.00	15/05/2026
5	Display Board Charges	10000.00	15/05/2026
6	Satellite town charge		
7	Sub Division Charge	20000.00	15/05/2026

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

Ranipet 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

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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.