PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

ROC No. RQJA9V04/2026/TCP Date : 13/02/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

To :

Executive officer,
Sarcarsamakulam Town panchayat,
Annur Taluk,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout – Coimbatore Local Planning Area - District Town and Country Planning Office, Coimbatore - Coimbatore District – Annur taluk – Sarcarsamakulam Town panchayat and VIllage - S.F No. 148/3, 148/4, 148/5, 148/6, 148/7, 148/8A, 148/8B1, 148/9, 148/10, 149/1B1, 149/1B2 – Site Extent 9.18 Acres – Planning Permission – forwarded for further action - Reg.

Ref :
1. Director of Town and Country Planning, Chennai, Roc no. RQJA9V04/2025/TCP3, Dt.12.02.2026.
2. The Layout Proposal received through online vide reference RQJA9V04/ 2025 / TCP3, dated:- 13.12.2025.
3. The Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning office Inspection Report of Online Application No. RQJA9V04 / 2025 / CD , Dated:
16.12.2025.
4. Online Application No : RQJA9V04 / 2025 / TCP3, dated: 29.01.2026 (Road pattern issued)
5. Applicant Mr R.Panneerselvam & Mr P.Naveen, Gift Deed No: 2271/2026, Dated: 40.02.2026.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30.08.2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08.09.2017 of Director of Town and Country Planning.
13. G.O(Ms.)No : 155, Housing and Urban Development (DD 4(1)), dated: 08.10.2025.
14. Payment of Centage charges received from the applicant on Dt.12.02.2026.

ORDER:

With reference to the letter in the 2nd cited, the applicant Mr R Panneerselvam and Mr P Naveen, Coimbatore Dsitrict has requested for the approval of Residential Layout at
Coimbatore District, Annur taluk, Sarcaksamakulam Town panchayat and Village, S.F.Nos. 148/3, 148/4, 148/5, 148/6, 148/7, 148/8A, 148/8B1, 148/9, 148/10, 149/1B1, 149/1B2, Site
Extent is 9.18 Acres. The applicant request has been accepted and the application was processed and letter issued directing applicant to handover the land earmarked for road, park,
local body plot and TANGEDCO plot to the appropriate authority vide reference 4th cited above. On receiving the gift deed soft copy from the applicant through online, the following
order of concurrence for the proposed layout has been issued by the Director of Town and Country Planning, Chennai in reference no. 01. Concurrence has been issued along as per
layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.18/2026. The approved Layout plan is enclosed herewith for taking further action
in this regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local body.

1. The Planning permission is issued to the above mentioned layout and the number is assigned as Planning Permission No.132/2026.

2. 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 and appropriate action
3. It is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

SPECIAL CONDITIONS:
1. a) With reference to the 7th, 8th 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 applicants 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(s) 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 (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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after
the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS
plots.
3. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in
favor concern local body.
4. 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.
5. Centage charges and Development charges, Sub divisions charges has been collected from the applicant as per G.O..
6. 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.

7. The fees / charges collected from the applicant are as follows.
Description Amount Date
Scrutiny Fees Rs.55776/- 13.12.2025
Centage Fees Rs.52500/- 12.02.2026
Development Charges Rs.74368/- 12.02.2026
Sub division fees Rs.70000/- 12.02.2026

Copy to
1. Mr R Panneerselvam and Mr P Naveen,
New No.43, Ramakrishnapuram,
Ponniyarajapuram,
Coimbatore District – 641001.

2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna nagar(East), Chennai – 600102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	55776	13/12/2025
2	OSR Fee		
3	Centage Charges	52500.00	12/02/2026
4	Development Charges	74368.00	12/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	70000.00	12/02/2026

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

Coimbatore 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.