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REFERENCE
SWP/HV10BG4B/NPA/
160 - 2026/TCP

ISSUED
22 September 2026

PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. SWP/HV10BG4B/NPA/ 160 - 2026/TCP/2026/TCP Date : 22/09/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

The Special Officer / Block Development Officer,
Settikarai Village /Panchayat,
Dharmapuri Panchayat Union,
Dharmapuri Taluk,
Dharmapuri District.

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country Planning Office - Dharmapuri District – Non Planning Area - - S.F.Nos: 627B/3B1B & 627B/3B2B– Settikarai Village and Panchayat – Dharmapuri Panchayat Union – Dharmapuri Taluk - Dharmapuri District –with an extent of of 650.00 sqm (0.1606Acre) - Technical Clearance issued - forwarded for further action - Regarding

Ref :
1. Applicant Mr.Murugan and Mrs.Anbuselvi, Application Ref. No:SWP/ HV10BG4B /2026/TCP, Dated. 31.08.2026
2. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 05.2.2020
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. G.O. (Ms) No. 149, Housing and Urban Development Department, dated 31.07.2026
5. Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 17.08.2026
6. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 16.07.2022.
10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
14. Demand payment Request letter dated: 16.9.2026 and 18.09.2026 (Requiring payment of OSR charges and Centage Charge, Subdivision Charges and
Development Charges).
15. Mr.Murugan and Mrs.Anbuselvi, Dharmapuri district, Payment Receipt, Dated. 18.9.2026 and 19.09.2026 (Payment of OSR charges and Development
Charges, Sub Division Charges and Centage Fee).
16. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Subdivision in Dharmapuri District, Dharmapuri Taluk,
Dharmapuri Panchayat Union, Settikarai Panchayat , Settikarai Village, S.F.No: 627B/3B1B & 627B/3B2B with an Site extent of 650.00 sqm (0.1606Acre)
In accordance with the powers delegated by the Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 17.08.2026,
pursuant to the amendment issued under G.O. (Ms) No. 149, Housing and Urban Development Department, dated 31.07.2026 to Rule 4(b) of the Tamil

Nadu Change of Land Use (From Agriculture to Non-Agriculture in Non-Planning Areas) Rules, 2017, the proposed site has been verified with reference to
the revenue records and documents submitted under Rule 3(2). The documents confirm that the land is classified as dry land and has not been under
cultivation

The application was processed and scrutinized as per the prevailing rules & regulations, records pursued and Site inspection was conducted. In the
continuation, with reference to the letter in the 14th cited, Demand has been issued by the Assistant Director, Dharmapuri District Town and Country
Planning. Further the applicant has paid the OSR charges , Centage Charges ,Subdivision Charges and Development Charges on 18.9.2026 and 19.09.2026.
Hence, The Technical Clearance is issued to the said subdivision subject to the following conditions.

1. As per the condition, Subdivision for Residential use has been approved and approved number is issued as SWP/DTCP/DHARMAPURI/SUBDIVISION
APPROVAL No.160/2026.

2. After the approval of the local body, It is requested to send the approved residential subdivision map to the concerned registration department office
and land survey department for information and appropriate action.

3. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

4. The local body shall issue the final approval to the applicant(s) directly after ensuring the access road for the above proposed subdivision.

Special Conditions

1. 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.

2. 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, is 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.

3. 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 under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion 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)

Subdivision Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot

contrary to the Subdivision Plan
approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained
permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
3. Once the applicant receives the approval of the Subdivision plan from the District Town and country planning office, the approved Subdivision plan
shall be permanently published at the entrance of the layout without any change / release fir public view through a 60cm x120cm permanent Display board
along with the details of resolution number and date of approval of the layout.
4. 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 subdivision has been approved where there is no actual title to the land
5. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the
purchasers while selling plots for sale.
Subdivision Plan Details
Site Extent : 650.00 sqm (0.1606Acre)
No.of. Plots: 05 Nos
OSR Amount : Rs. 70525.00 Paid By applicant

Enclosure
Subdivision Original Map

Copy to

1. Mr MURUGAN and Mrs ANBUSELVI,
D.No.2/168 TEA KADAI BUS STOP,
Settikarai
Dharmapuri,-636704

2. The Assistant Director,
Department of Land Survey and Records,
Dharmapuri District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai- 600102

4. Joint II registrar,
Dharmapuri Joint II-Registrar Office,
Dharmapuri District
5.Tahsildar,
Dharmapuri Taluk,
Dharmapuri District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	975	31/08/2026
2	OSR Fee		
3	Centage Charges	2100.00	19/09/2026
4	Development Charges	1300.00	19/09/2026
5	Display Board Charges	1500.00	19/09/2026
6	Satellite town charge		
7	Sub Division Charge	2800.00	19/09/2026

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

Dharmapuri 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

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.