PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural 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)

Collector Office Complex, Dindigul - 624004

ROC No. DLG/H3CKJWP0/2026/2026/TCP Date : 09/03/2026

From:

Joint Director / Deputy Director / Assistant Director

Collector Office Complex, Dindigul - 624004

To :

Block Development Officer/ Special Officer ,
Kothaimangalam Panchayat,
Palani Taluk,
DindigulDistrict

Sir/ Madam,

Sub : Residential Subdivision- Office of the DistrictTown and Country Planning– Dindigul District –Palani Taluk – Kothaimangalam Panchayat/Village -S.F.Nos:4/3A1A1, 4/3A2A1 – Extent of 0.41 Acres(1657.00 Sq.m)–Application received for Residential Subdivision approval- Technical Clearanceissued - forwarded for further action - Reg

Ref : 1. Applicants Mr.K.Sivashankaran and VT Athish Raj, Online application number:H3CKJWP0, dated:.18.02.2026.
2. Deputy Director,District Town and country planning Office, Dindigul District, OSR Fees demand online Letter No: H3CKJWP0, dated: 06.03.2026.
3. Joint Director, Agricultural Department letter No.Mathi 4/1670/2026 dated : 03.03.2026.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Mr.K.Sivashankaran and VT Athish Raj,Onlineletter No: H3CKJWP0, dated:06.03.2026 (OSR Paid).
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
8. G.O.53, Housing and Urban Development Department, dated: 28.03.2025
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
15. Demand payment request through online Letter No. H3CKJWP0, dated: 09.03.2026 (Requiring payment of Centage Fee &Development Fee)
16. Applicants Mr. .K.Sivashankaran and VT Athish Raj,Payment of Centage Fee,Development Fee, dated: 09.06.2026.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st cited letter, applicant has requested for the approval of Residential Subdivision in Dindigul District, Palani Taluk – Kothaimangalam Panchayat/Village -
S.F.Nos:4/3A1A1, 4/3A2A1 – Extent of 0.41 Acres(1657.00 Sq.m)–.
In continuation with reference 2nd cited letter, OSR amount for Residential subdivision has been issued by the Deputy Director, District Town and Country Planning Office, Dindigul
District. Hence, Technical Clearance has been given for the Residential Subdivision with below mentioned conditions.
1. As per the condition, Planning Permission has been given for the Residential Subdivision and the approved number issued as SWP/ DTCP/DINDIGUL/SUBDIVISIONNO:27/2026
in digitally signed Residential Subdivision drawing. The Planning Permission issued Residential Subdivision are herewith forwarded to the Local body for further action.
1. The local body shall accord permission/approval duly following the rules/regulations issued from time to time

under the respective Act provisions and also after collecting
requisite fees/charges as applicable.
2. After final approval in the local body, it is requested to send the approved site approval map to the concerned sub-registrars of registration department and Survey & land
records department for information and appropriate action.
3. As per circular cited 13th reference, it is requested to send the proceeding orders and maps to the concerned Tahsildhar for updation in TamilNilam website

Special Conditions:
1. (a) With reference to the 8th cited and 11th cited letter, if the located site lies in the Municipal/ Corporation areas: After collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and street lights from the applicants, the final site approval 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: Local body shall collect the necessary fees and issue the final site approval sketch, permit of planning authority along with the permit of
local body to the applicant (s) directly and also after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing
required OHT, providing of necessary street lights etc., as per the standards specified by the local body.
2. 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.
3. 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). If 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.
4. As per TNCDBR-2019 the details of collected fee and charges are attached.
5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for
each plots. And under rule 9 concerned local body should collect the 3% of the Guide line Value fixed under section 47-AA of Indian Stamp Act , 1899(Central Act 2 of 1899) 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)

Allotment details of approved layout subdivision plan:
a. Site Extent :0.41Acres (or)1657.00sq.m.
b. No. of Plots :08

Copy To:
1) Thiru.K.Sivashankaran and VT Athish Raj ,
Dr.No:90E-1, Ellukadu,
Mangalam Taluk,
Mel Orathai Post,
Punjai Thottakurichi,
Karur-639113

2) The Tahsildar,
Palani Taluk,
Dindigul District.

3) The Assistant Director,
Department of Survey and Land Records,

Dindigul District.

4) Superintending Engineer,
Electricity Distribution Circle,
Tamilnadu Generation and Distribution Corporation Ltd,
Dindigul District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2486	18/02/2026
2	OSR Fee		
3	Centage Charges	2400.00	09/03/2026
4	Development Charges	3320.00	09/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3200.00	09/03/2026

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

Dindigul 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.