PP APPROVAL RECORD

# Planning Permission

## Survey 114/1B1 and 5 more

Jambai, Bhavani taluk

Erode 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.

**Town and Country Planning Department(Planning Permission)**

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. ERD/ CJSIEZGF/2025/TCP Date : 24/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

The Executive Officer,
Jambai Village,
Jambai Town Panchayat,
Bhavani Taluk,
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning S.F.No.114/1B1, 118/1A,1C,1E, 119/2B1 and 124/3 of Jambai Village – Jambai Town Panchayat - Bhavani Taluk - Erode District – 13.61 Acre Extent - Technical clearance issued by Director of Town & Country Planning - forwarded for further action - Reg.

Ref :

1.Applicant Mr.Subramanian and Six Others, Online application No. CJSIEZGF dated 24.06.2025.
2. Online Application No. CJSIEZGF/2025/TCP3, dated:12.09.2025 (Plot pattern issued by DTCP).
3. Online Application No.CJSIEZGF/2025/TCP3, dated:19.08.2025 (Road pattern issued by DTCP).
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5. Applicant Thiru.Subramanian and Six Others Gift Deed No.5645/2025, Dated:29.08.2025.
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.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 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand payment Request Letter, Dated: 13.09.2025. (requiring payment of Centage Fee, Display Board Fee).
15.Applicants Thiru.Subramanian and Six Others, payment receipt, Dated: 19.09.2025. (Payment of Centage Fee, Display Board Fee).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17.G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2, Date:10.07.2024.
18. Letter No...1/4516/2025 dated:23.05.2025. of Joint Director, Agriculture department, Erode District.

Order :-

With reference to the 1st Cited letter, the applicants Thiru.Subramanian and Six Others, Erode have requested for the technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of 13.61 acre or 55084.00 sqm in the land bearing S.F.No114/1B1, 118/1A,1C,1E, 119/2B1 and 124/3, Jambai Village, Jambai Town

Panchayat, Bhavani Taluk, Erode District. The applicants application was forwarded to Director, Directorate of Town and Country Planning, Chennai for Technical clearance.

The application was processed and letter issued directing applicant to handover the land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, The concurrence number for the layout was assigned as LP / DTCP No.101/2025, the plot pattern was issued, by the Director of Town and Country planning, Chennai vide letter cited in reference No.2.

Conditions.

1. (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

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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 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. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

3 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 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 as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.

4. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

5. As envisaged under 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 to comply the said provisions.

6.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

7.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 82626.00 Dt. 24/06/2025
OSR Charges: Not Applicable
Centage Charges: Rs. 70500.00, E- Challan No.20250919005113, Dt. 23/09/2025
Display Board: Rs.10000.00 .Dt. 19/09/2025
Development charges: 276500.00, Dt. 19/09/2025
SubDivision charges: 94000.00 Dt. 19/09/2025

Copy to
1 Mr.Subramanian and Six Others,
70/2B, Thiru Vi Ka Street, Municipal Colony,
Erode-638004.

2.The Tahsildar.
Bhavani Taluk,
Erode District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5. Superintending Engineer,
Erode Electricity Distribution Circle,
Tamil Nadu generation and Distribution Corporation Ltd,
Gobichettipalayam,

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 82626 | 24/06/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 70500.00 | 19/09/2025 |
| 4 | Development Charges | 276500.00 | 19/09/2025 |
| 5 | Display Board Charges | 10000.00 | 19/09/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 94000.00 | 19/09/2025 |

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

**Erode 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.