PP APPROVAL RECORD

Planning Permission

Survey 210/1B2

Shenbagapudur, Sathyamangalam 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. CKPTZYSV/2026/TCP Date : 08/04/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer/Block Development Officer (VP),
Shenbagapudur Village and Panchayat,
Sathyamangalam Panchayat Union,
Sathyamangalam Taluk,
Erode District

Sir/ Madam,

Sub : Residential Layout - Erode District Town and Country Planning office – SF.No.210/1B2 - Shenbagapudur Village - Sathyamangalam Panchayat Union - Sathyamangalam Taluk – Erode District - an extent of 1.5525 Acre (6285 Sq.m) - Technical clearance issued - forwarded for further action – Reg

Ref : 1. Applicant Thiru.P.Kanagaraj, Erode, Online application No. CKPTZYSV/2026/TCP, Dated. 07.03.2026.
2. District Town and country planning Office, Erode District Letter No. CKPTZYSV/2026/TCP. (Road pattern issued on dated: 26.03.2026).
3. The Joint Director, Agriculture Department, Erode District Letter No.1/2650/2026, Dated.20.03.2026.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.P.Kanagaraj, Erode, Gift deed document uploaded Dated.07.04.2026. (Gift deed document No.2244/2026 and 2245/2026 Dated.01.04.2026)
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. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request letter dated. 08.04.2026.
15. Fee paid details received from applicant dated.08.04.2026.
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019
17. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024

Order:
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of an extent of 1.5525 Acre (6285 Sq.m)
in the land bearing SF.No.210/1B2 at Shenbagapudur Village and Panchayat, Sathyamangalam Panchayat Union, Sathyamangalam Taluk, Erode District was processed as per the
prevailing rules and after perusing the records and after conducting site inspection. the applicant was directed to handover the portion of land earmarked for roads, public purposes
meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deeds vide reference 5th cited above, on receipt of payment of charges such a Development
Charges, and Centage charges vide reference 15th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned Layout subject to the following
conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No.
110/2026
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 Thasildhar concerned with a direction to the applicant to pay the requisite charges for making
mutation in the Tamil Nilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
7. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division
SPECIAL CONDITIONS:
1.a) With reference to the 7th cited and 9th 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.As per reference to the 17 th cited it is necessary to levy development charges for Non-Planning Area.
7. 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 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.
8.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)

9.The fees/charges collected from the applicant are as follows:

Scrutiny Fee: Rs. 9428/- Dt.07.03.2026
OSR Fees: Rs. 90,838/- Dt.07.04.2026
Centage Charges: Rs. 10500 /-Dt. 08.04.2026
Display Board: Rs.10000/-Dt. 08.04.2026
Development charges: Rs. 31500/-Dt. 08.04.2026
Sub Division Charges: Rs. 14000/-Dt. 08.04.2026

Copy to
1 Thiru.P.Kanagaraj,
No.9, Vedasinnanur,
Shenbhagapudhur,
Sathyamangalam,
Erode - 638402.
2 The Tahsildar.
Sathyamangalam Taluk
Erode District.
3 The Sub- Register,
Sathyamangalam Sub Register Office,
Erode District.
4 The Assistant Director,
Department of Survey and Land Records,
Collectorate Office Erode
5 The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No. 133, G-Block, 1st Avenue,
Anna Nagar (East), Chennai – 600102

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9428	07/03/2026
2	OSR Fee		
3	Centage Charges	10500.00	08/04/2026
4	Development Charges	31500.00	08/04/2026
5	Display Board Charges	10000.00	08/04/2026
6	Satellite town charge		
7	Sub Division Charge	14000.00	08/04/2026

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.