PP APPROVAL RECORD

Planning Permission

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. CNOE7L7B/2026/TCP

Date : 20/04/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Erode Corporation,
Erode District

Sir/ Madam,

Sub : Residential Layout - DTCP - Office of the Erode District of town and country planning - Erode district - Erode Taluk - Erode Corporation - Suriyampalayam B Village - S.F.No. 264/5, 264/13 - extent of 6000.0 Sq.m (1.4825 Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.K.Subramanian and Four Others, Erode Online application No. CNOE7L7B/2026/TCP, Dated. 05.04.2026.

2.District Town and country planning Office, Erode District Letter No.CNOE7L7B/2026/TCP. (Road pattern issued on dated:10.04.2026).

3.G.O.129, Housing and Urban Development Department, Dated.11.03.2026 (Change of land use order)

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.Applicants Thiru.K.Subramanian and Four Others, Erode, Gift deed document uploaded Dated.17.04.2026. (Gift deed document No.2293/2026 and 2294/2026, Dated.13.04.2026).

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 WaterSupply, 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: 23.09.2020

10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

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 Letter, Dated:17.04.2026 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

16.Fee paid details received from applicant dated.18.04.2026. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

18.G.O.53, Housing and Urban Development Department, Dated: 28.02.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Erode district, Erode taluk, Erode Corporation, Suriyampalayam B Village
comprasing of S.F.No.264/5, 264/13 to an extent of 6000.0 Sq.m (1.4825 Acre) forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 10.04.2026. Further the applicant Thiru.K.Subramanian
and Four Others has gift deed the road, road splay and park areas has been handed over to the local body on 13.04.2026. Hence, this residential layout has been approved with below
conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/ERODE/LAYOUT APPROVAL No. 121/2026 (Planning Permission No. 11/2026)

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3.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

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including the charges for providing
amenities like roads, storm water drains and street lights from the applicantsAfter 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.With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour
concern local body.

3.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.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, 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.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs. 9,000/- Dt.05.04.2026
OSRA Charges: Rs. 92,450/- Dt.17.04.2026
Centage Charges: Rs. 10,500 /-Dt. 18.04.2026
Display Board: Rs.10000/-Dt. 18.04.2026
Development charges: Rs. 30000/-Dt. 18.04.2026
Sub Division Charges: Rs. 21,000/-Dt. 18.04.2026

Copy to
1.Thiru.K.Subramanian and Four Others,
No. 816, PERIYATHOTTAM,
THOTTIPALAYAM, Bhavani
Erode - 638312.
2.The Tahsildar.
Erode Taluk
Erode District.
3. .Sub Register,
Bhavani 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	9000	05/04/2026
2	OSR Fee		
3	Centage Charges	10500.00	18/04/2026
4	Development Charges	30000.00	18/04/2026
5	Display Board Charges	10000.00	18/04/2026
6	Satellite town charge		
7	Sub Division Charge	21000.00	18/04/2026

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.