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REFERENCE
Y8NXKTF6

ISSUED
21 January 2026

PP APPROVAL RECORD

Planning Permission

Survey 81/2B and 1 more

Olagadam, e officer Olagadam Town Panchayat 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.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. Y8NXKTF6/2026/TCP

Date : 21/01/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive officer
Olagadam Town Panchayat
Bhavani Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning, S.F.No:- 81/2B and 87/2 in Olagadam Village – Olagadam Town Panchayat - Bhavani Taluk - Erode District – 5.56 Acre (or) 22513.0 sqm Extent Technicaclearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.Kandasamy & 3 others Online application No. Y8NXKTF6 Dated:08.07.2025
2.The Assistant Director / Deputy Director (i.c), Erode District Town and Country Planning office Inspection Report of Online Application No.
Y8NXKTF6/2025, Dated:08.07.2025 & 10.09.2025.
3.Road pattern plan approved by the Directorate Town and country planning office, Chennai, dated: 19.11.2026.
4.Letter No.M.M.A1/6066/2025 Dated.27.06.2025 of Joint Director, Agriculture department, Erode District
5.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
6.Applicants Mr.Kandasamy & 3 others giftdeed uploaded Dated:26.12.2025 (Gift deed document No.Local body Doc No:-5352/2025 Dt.17.12.2025 TANGEDCO Doc
No - 5353/2025 Dt.17.12.2025
7. Plot Pattern Technical Concurrence by Directorate Town and country planning office, Chennai, dated: 14.01.2026
8.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
(Circular).
9.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
11.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
12.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
13.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
14.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
15.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
16.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
17.Demand payment Request Letter, Dated: 20.01.2026
(requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).
18.Applicants Mr.Kandasamy & 3 others Letter, Dated: 20.01.2026 (Payment of Centage Fee, Display Board Fee and Flag Day Fund).
19.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
20.G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

Order :-
The application was processed as per the prevailing rules and after perusing therecords and after conducting site inspection, forwarded to Director of Town andCountry
planning Chennai for Technical concurrence. The applicant was directedto handover the lands for parks, roads, public purposes meant for local bodyand TANGEDCO
vide reference 3rd cited above. On receipt of gift deed videeference 6th cited above. The Technical concurrence is issued vide reference 7th cited above for Residential
Layout at Erode District, Bhavani Taluk, Olagadam Town Panchayat, Olagadam Village, the land bearing S. F. NO. 81/2B and 87/2, site area of 5.56 Acres Or 22513.00
sqm and the number is assigned as L.P / DTCP No.03/2026. The receipt of payment of charges such as Centage charges, Display board charges and Flag Day Charges
vide reference 18th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions: The Technical Approval is issued to the
mentioned layout subject to the following conditions:
1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
2. The applicant should submit the original Gift deed of 6th cited above to the concerned local body.
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 Tamilian/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 11th cited Government Order 1 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. (EWS) Plots reserved for Economically Weaker Section should not beamalgamated 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.
3. The Directorate of Town and Country Planning Department has not legallycertified 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 appropriatecompetent court. The Directorate of Town and Country Planning Department is not the right organization to
decide this..
4. 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 11th, 12th and 13th cited above.

5. 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.
6. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved "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.
7.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 10 th cited above. The payment of charges shall
be made under the following head of account.
8. 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.

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.33770.0/- Dt.08.07.2025
Centage Charges: Rs.39000/- Challan Number 20260120031496 Date.20.01.2026
Display Board: Rs.10000/- Dt. 20/01/2026
Development charges:Rs. 112600.0/-Dt. 20/01/2026
SubDivision Charges:Rs.52000.0/-Dt. 20/12/2025

Copy to
1.Mr.Kandasamy & 3 others,
No.237, Manakadu,
Poonachi village,
Erode,

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,
Electricity Distribution CIrcle,
Tamilnadu generation and Distribution Corporation Ltd,
Erode, Erode District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	33770	08/07/2025
2	OSR Fee		
3	Centage Charges	39000.00	20/01/2026
4	Development Charges	112600.00	20/01/2026
5	Display Board Charges	10000.00	20/01/2026
6	Satellite town charge		
7	Sub Division Charge	52000.00	20/01/2026

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

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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.