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REFERENCE
7CHS2YZF/70313

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 73/1C3B1

Neikkarapatti, Tiruchengode taluk

Namakkal 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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

ROC No. 7CHS2YZF/70313/2026/TCP Date : 14/10/2026

From:

Joint Director / Deputy Director / Assistant Director

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

To :

The Special Officer,
T. Kailasampalayam Panchayat,
Tiruchengode Panchayat Union,
Tiruchengode Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout: District Town and Country Planning Office, Namakkal – Proposed formation of residential layout with an extent of 2.35 Acres (or) 9,510.11 sq.m. in S.F.No: 73/1C3B1 – Neikkarapatti Village - T.Kailasampalayam Panchayat – Tiruchengode Panchayat Union - Tiruchengode Taluk - Namakkal District - Non Planning Area - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants M/s. Dhaara Grand Vista, 1. Mr.S.Balasubramaniyam (Managing Partner) and 2. Mr.P.Vijayakumar (Partner), Online Application Ref. No: 7CHS2YZF/70313/2026/TCP, dated:
18.08.2026.
2. G.O.(Ms).No: 79, Housing and Urban Development Department, Dated: 04.05.2017.
3. G.O.(Ms).No: 149, Housing and Urban Development Department, Dated: 31.07.2026.
4. Circular from the Director of Town and Country Planning, Roc. No: 7216/2024/TCP5, Dated: 17.08.2026 (For Dry Land NOC).
5. Circular from the Director of Town and Country Planning, Roc. No: 19799/2020/TCP, Dated: 24.12.2020 and 08.02.2021.
6. District Town and Country Planning Office, Namakkal District Letter No: 7CHS2YZF/70313/2026/TCP (Road pattern issued dated: 03.09.2026).
7. Applicants M/s. Dhaara Grand Vista, 1. Mr.S.Balasubramaniyam (Managing Partner) and 2. Mr.P.Vijayakumar (Partner), Online Application Ref. No: 7CHS2YZF/70313/2026/TCP, Gift
deed document No: 7435/2026 (LOCAL BODY) and 7436/2026 (TANGEDCO), Dated: 09.09.2026.
8. G.O.(Ms).No: 138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O.(Ms).No: 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.(Ms).No: 16 Department of Municipal Administration and Water Supply, Dated:
31.01.2020.
10. G.O.(Ms).No: 141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.(Ms).No: 181 and G.O.(Ms).No: 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No: 19113/Nov4(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. Circular from the Director of Town and Country Planning, Roc. No: 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
16. G.O.(Ms).No: 53, Housing and Urban Development Department, Dated: 28.02.2024 [Government Gazette No.28, Part-II, Section 2, Dated: 10.07.2024].
17. G.O.(Ms).No: 01, Rural Development and Panchayatraj Department, Dated: 06.01.2025.
18. G.O.(Ms).No: 155, Housing and Urban Development Department, Dated: 08.10.2025.
19. This Office online demand payment request Letter, dated: 09.10.2026 (Requesting payment of Centage Fee, Development Charge & Sub Division Charges).

20. Applicants M/s. Dhaara Grand Vista, 1. Mr.S.Balasubramaniyam (Managing Partner) and 2. Mr.P.Vijayakumar (Partner), Online Application Ref. No: 7CHS2YZF/70313/2026/TCP, Dated:
13.10.2026 and 14.10.2026 (Payment of Centage Fee, Development Charge & Sub Division Charges).

The application seeking technical clearance for the proposed formation of residential layout to an extent of 2.35 Acres (or) 9,510.11 sq.m. in S.F.No: 73/1C3B1, Neikkarapatti Village,
T.Kailasampalayam Panchayat, Tiruchengode Panchayat Union, Tiruchengode Taluk, Namakkal District was processed as per the rules prevailing and after perusing the records and after
conducting inspection the applicant was directed to handover the portion of land earmarked for roads & public purposes meant for local body and TANGEDCO vide reference 6th cited
above.

On receipt of the gift deed soft copy from the applicant vide 7th cited above, and on receipt of payment of charges such as Centage charge, Development Charge & Sub Division
Charges vide reference 20th cited above, the concurrence is issued for change of landuse from agriculture to Non-agricultural purposes for the above said land and Technical clearance
to the said layout subject to the following conditions.

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/NAMAKKAL/LAYOUT NO: 196/2026. The applicant/owner/developer is
hereby directed to handover the gift deeds as cited in 7th reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing
final approval.
2. 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 immediately as per Condition no.9 (b).
3. 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.
4. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
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 as per circular cited in reference 14th above.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective Acts.

Special Conditions:

As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9thcited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in
respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the
case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm
water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than
corporation/municipalities.
2. The local authority shall also ensure that the land earmarked for Roads and land meant for Public Purposes such as Local body and TANGEDCO are properly carried out and
transferred in favour of the local body concerned before issuing the final approval as per reference to the 12th cited and 13th cited Government Order and letter.
3. The Tamil Nadu Government in G.O.(Ms). No: 112, Housing and Urban Development Department, dated: 22.06.2017 have framed the Tamil Nadu Real Estate (Regulation &
Development) Rules, 2017. 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.
4. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.
5. As per G.O.(Ms).No: 79, Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area, under 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 Market Value 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)

6. According to the Circular No: 12544/14/CB, dated: 04.07.2014, The Directorate of Town and Country Planning Department 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.
7. As per TNCDBR-2019, the following fee and charges are collected as follows:
Scrutiny Fee : Rs.14,273.00/-, Dated: 18.08.2026.
OSR Charges : Rs.63,528.00/-, Dated: 06.10.2026,
E-Challan No: 20261006079048.
Centage Charges : Rs.12,000.00/-, Dated: 13.10.2026,
E-Challan No: 20261013042307.
Development Charges : Rs.19,040.00/-, Dated: 13.10.2026.
Sub Division Charges : Rs.16,000.00/-, Dated: 13.10.2026.
Flag day Fund : Rs.15,000.00/-, Dated: 14.10.2026.

8. As per G.O.(Ms).No: 155, Housing &Urban Development Department, dated: 08.10.2025,
a) Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges of the layout roads in order to accommodate
telecommunication cable.
b) The layout plans shall clearly indicate the telecom as utility Infrastructure line.

9. As per Rule No: 47 (6) (b), Tamil Nadu Combined Development and Building Rules 2019, “The building and use of land shall conform to the conditions that may be imposed while
sanctioning the layout. The space set apart for commercial, institutional, industrial or other uses shall be used only for the purpose set apart.”

Layout Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the layout plan approved by the District Town and Country
Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays as shown on the approved layout plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in the approved layout plan shall be used exclusively for the construction of residential houses, except for those plots specifically earmarked for public purposes, etc.,.
Further, in cases where a change of land use is proposed, the local body shall permit only such developments as are permissible under the Residential Use Zone in accordance with the
Tamil Nadu Combined Development and Building Rules, 2019 (TNCDBR-2019), and such development shall be permitted only after obtaining the prior approval of the Department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted along edge of the road or as shown on the approved layout plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant shall obtain the necessary approval for the layout and the individual plots from the competent authority. Prior to the commencement of construction of any building in
the approved plots, the applicant/purchaser shall obtain the requisite building permission from the District Town and Country Planning Office and the concerned Local Body, as
applicable, for each individual building.
9. a) The approval granted by the District Town and Country Planning Office is limited to Planning Permission/Concurrence for the said plots. Any dispute or issue relating to the
ownership, title, possession, or right over the land comprised in the plots shall be considered and decided by the competent Local Body/appropriate authority, in accordance with the
applicable laws and regulations.
b) Upon approval of the said plots by the Local Authority, a copy of the approval shall be forwarded to this

office. The same shall be accompanied by a copy of the Gift
Deed/document evidencing the handing over of the public open spaces (OSR) to the concerned Local Body.
10. Upon receipt of approval of the layout plan from the District Town and Country Planning Office, the applicant shall permanently display the approved layout plan at the entrance of
the layout for public view, without any alteration or modification. The approved layout plan shall be displayed on a permanent display board of size 6' × 4', along with the Resolution
Number and date of approval of the layout.
11. The ownership of the land has been considered based on the title and ownership documents submitted by the applicant. The approval of the subdivision/layout shall not, in any
manner, be construed as confirmation, certification, or recognition of title or ownership over the land. No right, title, or interest shall be claimed or asserted on the ground that the
subdivision/layout has been approved, where the applicant does not have valid and lawful title to the land.
12. If any of the documents or proofs submitted by the applicant in support of the ownership of the land or for consideration of the layout are subsequently found to be false, incorrect,
invalid, or misleading, or if any circumstance arises affecting the validity of the Planning Permission/Concurrence granted for the plots, the Planning Permission/Concurrence granted for
the layout shall be liable to be cancelled by the District Town and Country Planning Office without prior notice, without prejudice to any other action that may be taken under the
applicable rules and regulations.
13. A copy of the layout plan approved by the District Town and Country Planning Office, along with a copy of this approval order, shall be compulsorily furnished by the
applicant/promoter to every purchaser at the time of sale of the plots. The applicant/promoter shall ensure that the purchaser is provided with the approved layout plan and approval
order before or at the time of execution of the sale transaction.

e-sign,
Assistant Director,
District Town & Country Planning Office,
Namakkal.

Copy To:
1. M/s. Dhaara Grand Vista,
1. Mr.S.Balasubramaniyam (Managing Partner) and
2. Mr.P.Vijayakumar (Partner),
Door No: 2, Sanarpalayam Road,
Tiruchengode Town,
Tiruchengode Taluk,
Namakkal – 621 208.

2. The Assistant Director,
Department of Land Survey and Records,
Namakkal District.

3. Tahsildar,
Tiruchengode Taluk,
Namakkal District.

4. The Sub-Registrar,
Tiruchengode Sub registrar office,
Namakkal District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA building,
No: 133, G – Block, I - Avenue,
Anna Nagar (East),
Chennai - 600 102.

6. Superintendent Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District.

தமிழ்நாடு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14273	18/08/2026
2	OSR Fee		
3	Centage Charges	12000.00	13/10/2026
4	Development Charges	19040.00	13/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	13/10/2026

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

Namakkal 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.