PP APPROVAL RECORD

Planning Permission

Namakkal district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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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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. BVX3IVAV/71809/2026/TCP Date : 22/09/2026

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,
Andapuram Panchayat,
Mohanur Panchayat Union,
Mohanur Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 1.0375 Acres (or) 4,200.00 sq.m. in S.F.No: 221A/1D1A, 221A/1D1B and 221A/1D2 – Andapuram Village and Panchayat – Mohanur Panchayat Union and Taluk - Namakkal District - Non Planning Area – Revised Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. The Proceeding's of the Assistant Director, District Town & Country Planning Office, Namakkal vide NKL/6RN0XRIA/25558/2024/TCP, Dated: 28.11.2024.(Approval No. SWP/DTCP/NAMAKKAL/LAYOUT No: 297/2024).
2. Applicant Mr.K.Sugumar, Namakkal District Online Application Ref. No: BVX3IVAV/71809/2026/TCP, dated: 17.09.2026.
3. G.O.(Ms).No: 79, Housing and Urban Development Department, Dated: 04.05.2017.
4. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/4115/2024, Dated: 25.04.2024 (6RN0XRIA-6603) (Dry Land NOC Letter).
5. Circular from the Director of Town and Country Planning, Roc. No: 19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
6. District Town and Country Planning Office, Namakkal District Letter No: BVX3IVAV/71809/2026/TCP (Road pattern issued on dated: 18.09.2026).
7. Applicant Mr.K.Sugumar, Namakkal District Online Application Ref. No: BVX3IVAV/71809/2026/TCP, Gift deed document No: 2584/2024 (LOCAL BODY) and 2586/2024 (TANGEDCO), Dated: 04.10.2024.
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: 22.09.2026 (Requiring payment of Centage Fee,

Development Charge & Sub Division Charges).
20. Applicant Mr.K.Sugumar, Namakkal District Online Application Ref. No: BVX3IVAV/71809/2026/TCP, Dated: 22.09.2026 (Payment of Centage Fee, Development Charge & Sub Division Charges).

The Assistant Director, District Town and Country Planning office, Namakkal has issued technical concurrence SWP/DTCP/Namakkal/Layout No: 297/2024 for the formation of residential layout in S.F.No: 221A/1D of Andapuram Village and Panchayat, Mohanur Panchayat Union and Taluk, Namakkal District having an extent of 1.0375 Acres (or) 4,200.00 sq.m. vide reference 1st cited above.

Now, vide reference 2nd cited application, the applicant Mr.K.Sugumar, Namakkal has requested for revision of layout plan to the already approved layout vide SWP/DTCP/Namakkal/Layout No: 297/2024 in Namakkal District, Mohanur Taluk and Panchayat Union, Andapuram Panchayat and Village in S.F.No: 221A/1D1A, 221A/1D1B and 221A/1D2 without changing the site extent.

The proposal has been 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 and public purposes meant for local body and TANGEDCO vide reference 6th cited above and on receipt of gift deeds vide 7th cited above and payment of necessary charges vide 20th cited above, the Revised Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and approval number assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 177/2026(This plan revises earlier approval No: SWP/DTCP/NAMAKKAL/LAYOUT NO: 297/2024). The Revised approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 7th cited above to The Special officer, Andapuram Panchayat, Mohanur Panchayat Union and Taluk and it has been forwarded with it for further action.
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 acknowledgement 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 Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

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.6,300.00/-, Dated: 17.09.2026.
OSR Charges : Rs.1,88,667.00/-, Dated: 27.11.2024,
(Already paid in the Existing Approval).
Centage Charges : Rs.7,500.00/-, Dated: 22.09.2026,
E-Challan No: 20260922041318.
Development Charges : Rs.8,500.00/-, Dated: 22.09.2026.
Sub Division Charges : Rs.10,000.00/-, Dated: 22.09.2026.
Flag day Fund : Rs.5,000.00/-, Dated: 21.09.2026.

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. Mr.K.Sugumar,
No: 33A, Teacher's Colony,
Rasikomarapalayam,
Mohanur Town,
Mohanur Taluk,
Namakkal – 637 015.

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

3. Tahsildar,
Mohanur Taluk,
Namakkal District.

4. The Sub-Registrar,
Mohanur 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	6300	17/09/2026
2	OSR Fee		
3	Centage Charges	7500.00	22/09/2026
4	Development Charges	8500.00	22/09/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	10000.00	22/09/2026

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.