PP APPROVAL RECORD

Planning Permission

Survey 345/7A and 1 more

Emapalli, Thiruchengode 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.

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. J57AQGK7/66054/2026/TCP Date : 08/08/2026

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,
Emapalli Village and Panchayat,
Thiruchengode Panchayat Union,
Thiruchengode Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout: District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 4.80 Acres (or) 19,439.00 sq.m. in S.F.No: 345/7A and 359/1 – Emapalli Village and Panchayat - Thiruchengode Panchayat Union and Taluk - Namakkal District - Non Planning Area - Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.S.Shankar, Online Application Ref. No: J57AQGK7/66054/2026/TCP, vide reference dated: 26.05.2026.
2. G.O.(Ms).No: 79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/6328/2026, Dated: 13.07.2026 (J57AQGK7-47723) (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: J57AQGK7/66054/2026/TCP (Road pattern issued on dated: 17.07.2026).
6. Applicant Mr.S.Shankar, Online Application Ref. No: J57AQGK7/66054/2026/TCP, Gift deed document No: 6120/2026 (LOCAL BODY) & 6121/2026 (TANGEDCO), Dated: 24.07.2026.
7. G.O.(Ms).No: 138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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.
9. G.O.(Ms).No: 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.(Ms).No: 181 and G.O.(Ms).No: 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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. 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.
15. 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].
16. G.O.(Ms).No: 01, Rural Development and Panchayatraj Department, Dated: 06.01.2025.
17. G.O.(Ms).No: 155, Housing and Urban Development Department, Dated: 08.10.2025.
18. This Office Online Demand Payment Request Letter, Dated: 27.07.2026 (Requiring payment of Centage Fee, Development Charge, Sub Division Charges and Flag Day Fund).
19. Applicant Mr.S.Shankar, Online Application Ref. No: J57AQGK7/66054/2026/TCP, Dated. 06.08.2026 and 07.08.2026 (Payment of Centage Fee, Development Charge, Sub Division Charges and Flag Day Fund).

The application seeking Technical Clearance for the proposed formation of Residential Layout to an extent 4.80 Acres (or) 19,439.00 sq.m. in S.F.No: 345/7A and 359/1 in Emapalli
Village and Panchayat in Thiruchengode Panchayat Union and Taluk in 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 under reference 5thcited above.

The Layout Proposal received vide the reference 1st cited Online Application 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 under reference 5thcited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as, Centage charge, Development
Charge, Sub Division Charges and Flag Day Fund vide under references 19th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 146/2026. The approved layout Plan is enclosed
herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Special Officer, Emapalli Village and Panchayat in
Thiruchengode 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 13th, 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 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8thcited 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. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road 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.
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-planned area 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% Guideline 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 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.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 29,159.00/-, Dated: 26.05.2026.
OSR Charges : OSR area provided in proposed Layout.
Centage Charges : Rs.31,500.00/-, Dated: 06.08.2026.
E-Challan No: 20260806063934.
Development Charges : Rs.38,900.00/-, Dated: 06.08.2026.
Sub Division Charges : Rs.42,000.00/-, Dated: 06.08.2026.
Flag day Fund : Rs.7,000/-, Dated: 07.08.2026.

8. As per G.O.(Ms).No: 155, H&UD, 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), TamilNadu 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 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 approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places
where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body 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 to the 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 must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District
Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for
the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the
public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the
entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval of the
layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that

subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission
/ Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning
Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for
sale.

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

Copy To:
1. Mr. S. Shankar,
No: 216-Unjakadu,
KuppannaGounden Valasu,
Avalpoondurai, Modakurichi,
Erode – 638 115.

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

3. Tahsildar,
Thiruchengode Taluk,
Namakkal District.

4. The Sub-Registrar,
Thiruchengode 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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29159	26/05/2026
2	OSR Fee		
3	Centage Charges	31500.00	06/08/2026
4	Development Charges	38900.00	06/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	42000.00	06/08/2026

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

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.