PP APPROVAL RECORD

Planning Permission

Survey 150/4C2 and 4 more

Yethapur, Pethanayakkanpalayam taluk

Salem 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)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SWP/DTCP/SALEM/LAYOUT NO: 335/2026./2026/TCP Date : 30/10/2026

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

To
The Executive Officer,
Yethapur Town Panchayat,
Yethapur Village,
Pethanayakkanpalayam Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Salem District -Non Planning Area - The proposal for Residential Layout with an extent of 2.866 Acre or 11599.00 Sq.m - S.F.No : 150/4C2, 150/5A, 150/6, 180/1B & 180/3A2 - Yethapur Town Panchayat – Yethapur Village - Pethanayakkanpalayam Taluk - Salem District - Technical Concurrence issued Under section 47-A of Town and Country Planning Act 1971 - forwarded for further action - Reg.

Ref : 1. Applicants Mr.s.Jayakandan, A.Chinnathambi, M.Jeyasingh, K.Shanmugasundaram, Application Ref No:SLM/7ROY3J78/71896/ 2026/TCP, Dated.18.09.2026.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Assistant Director, District Town and Country Planning Office, Salem District Dry NOC letter dated.14.10.2026 (29/2026).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. District Town and Country Planning Office, Salem District Letter No: SLM / 7ROY3J78/71896/2026/TCP (Road pattern issued on dated: 16.10.2026)
6. Applicants Mr.s.Jayakandan, A.Chinnathambi, M.Jeyasingh, K.Shanmugasundaram, Application Ref No: SLM/7ROY3J78/71896/ 2026/TCP, (Gift deed document No: 4934/2026 and 4966/2026, Dated.22.10.2026, (LOCAL BODY) & (TANGEDCO)
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 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. Demand payment Request Letter, dated: 28.10.2026 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicants Mr.s.Jayakandan, A.Chinnathambi, M.Jeyasingh, K.Shanmugasundaram, Application Ref No: SLM/7ROY3J78/71896/ 2026/TCP, and 28.10.2026 (Payment of Development Charges, Sub Division Charges and Centage Fee).
16. 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.
17. Tamil Nadu Gazette No.28, dated.10.07.2024.
18. Director of Town and Country Planning, Chennai Letter No.29503/ 2023/NPD, Dated. 30.07.2024.
19. G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.
20. G.O.(Ms.)No.149, Housing and urban development department, dated: 31/07/2026.

21. CTCP Circular no.7216/2024/T CP5, dated .17/08/2026 and 24/09/2026.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	17399	18/09/2026
2	OSR Fee		
3	Centage Charges	22500.00	28/10/2026
4	Development Charges	23220.00	28/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	30000.00	28/10/2026

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

Salem 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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+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.