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REFERENCE
Roc No. 3, Resolution No. 118 - 2025/ 2026, Dt.02.02.2026

ISSUED
06 February 2026

PP APPROVAL RECORD

Planning Permission

Salem 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.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/EIQHS6KU/56888/2025/2025/TCP Date : 22/12/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Special Officer/ Block Development Officer,
Kuppanur Panchayat / Village,
Ayothiyapattanam Panchayat Union,
Salem Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Site Approval - District Town and Country Planning Office – Non Planning Area - The proposal for Residential Site Approval with an extent of 0.2209 Acre (or) 894.00 Sq.m - S.No.20/14A3 – Kuppanur Panchayat / Village - Ayothiyapattanam Panchayat Union – Salem Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.A.MANIKANDAN, Application Ref No: SLM/EIQHS6KU/56888/2025, Dated: 13.11.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Salem vide Letter No. E2/16035/2025, Dated:19.11.2025, (Dry Land NOC Letter)
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/EIQHS6KU/56888/2025/TCP (requiring payment of OSR Charges dated: 03.12.2025)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.18, Department of Municipal Administration and Water Supply, Dated04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated:
31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated 07.01.2022.
13. Demand payment Request Letter, Dated:15.12.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
14. Applicant Mr.A.MANIKANDAN Application Ref. No: SLM/EIQHS6KU/56888/2025/TCP, Dated.12.12.2025 (Payment of OSR Charges), Dated.17.12.2025, 20.12.2025
Payment of Development Charges, Sub Division Charges and Centage Fee).
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. Tamil Nadu Gazette No.28, dated.10.07.2024.
17. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Salem District, Non Planning Area, Salem Taluk,
Ayothiyapattanam Panchayat Union, Kuppanur Panchayat / Village, S.No.20/14A3 – Site Area 0.2209 Acre (or) 894.00 Sq.m.

In the continuation, with reference to the letter in the 5th cited, OSR Demand for Site Approval has been issued by the Assistant Director, Salem District Town and

Country Planning on 03.12.2025. Further the applicant has paid the Payment of OSR Charge on 12.12.2025, Payment of Centage Charge, Development Charges, Sub
division Charges on 17.11.2025 and. Hence, this Subdivision is given approval with following conditions.

1. As per the condition, Site for Residential use marked as “A to H” has been approved and approved number is issued as SWP/DTCP/SALEM/LAYOUT SITE APPROVAL
NO.439/2025. The approved Residential Site Approval Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift
Deed of 6th cited above to Special Officer/ Block Development Officer, Kuppanur Panchayat / Village, Ayothiyapattanam Panchayat Union 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 Site Approval 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 12th, 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:

1. a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if 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 applicants 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. As per G.O.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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation 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)
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. 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 Planning Permission 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, is 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.

9. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 1341.00 /- dt.13.11.2025.
OSR Charges : Rs. 118902.00 /- dt.12.12.2025.
Centage Charges : Rs.900.00 /- dt.20.12.2025.
Development Charges : Rs.2000.00, dt.17.12.2025.
Subdivision Charges : Rs.1200.00, dt.17.12.2025.

Residential Site Approval Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Residential Site Approval 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 Residential Site Approval 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 Residential Site Approval 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
Residential Site Approval Plan.
6. The hollowed part of the Residential Site Approval 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/ Residential Site Approval. 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 Residential Site Approval plan from the District Town and country planning office, the approved Residential Site
Approval plan shall be permanently published at the entrance of the Residential Site Approval 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 Residential Site Approval.
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 Residential Site Approval 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.

Copy to:

1. Applicant
Mr.A.MANIKANDAN,

D.No.2/44, Post Office Road,
Kuppanur Village,
Salem Taluk,
Salem District.

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

3. Tashildar,
Salem Taluk,
Salem District.

4. Sub-Registrar,
Ayothiyapattanam Sub-Registrar Office,
Salem District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1341	13/11/2025
2	OSR Fee		
3	Centage Charges	900.00	17/12/2025
4	Development Charges	2000.00	17/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	17/12/2025

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

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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.