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REFERENCE
SLM/ LGJNIV7M /52278/2025

ISSUED
09 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 6/2 and 9 more

Kumaraswamipatti, Salem 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.

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Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/ LGJNIV7M /52278/2025/2026/TCP Date : 09/02/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Salem City Municipal Corporation,
Salem District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Salem District - Salem Local Planning Authority Area - Proposal for Residential Layout with an extent of 50140.00 Sq.m (12.38 Acre) – T.S. Nos. 6/2, 7,8, & 10(Old S.F.No.122, 124/1, 125, 126/1, 126/3, 127/3) - Ward – G, Block-15 -Kumaraswamipatti Village - Salem City Municipal Corporation – Salem Taluk - Salem District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1. Applicants M/s.Villva Homes pvt Ltd, Directors(I.Mr. PR. Ganesan & II Mr. S.K. Senthil Kumar), 2. Mr. K.Yusuff Basha, 3. Mr. P. Senthil Kumar, 4.
Mr.M. Mohammad Yaaseen Salem District, Application Ref No: SLM/ LGJNIV7M/52278/2025/TCP, Dated.11.08.2025.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 18.12.2025.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. LGJNIV7M - 2025-TCP4, (LP / DTCP
No.13/2026) , dated 04.02.2026.
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
6. Applicants M/s.Villva Homes pvt Ltd, Directors(I.Mr. PR. Ganesan & II Mr. S.K. Senthil Kumar), 2. Mr. K.Yusuff Basha, 3. Mr. P. Senthil Kumar, 4.
Mr.M. Mohammad Yaaseen Salem District, Application Ref No: LGJNIV7M -2025-TCP4, (Gift deed document No:126/2026 (LOCAL BODY) &
125/2026(TANGEDCO), Dated:12.01.2026.
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: 04.02.2026 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicants M/s.Villva Homes pvt Ltd, Directors(I.Mr. PR. Ganesan & II Mr. S.K. Senthil Kumar), 2. Mr. K.Yusuff Basha, 3. Mr. P. Senthil Kumar, 4.
Mr.M. Mohammad Yaaseen Salem District, Application Ref No: LGJNIV7M -2025-TCP4, Dated.05.02.2026 & 07.02.2026. (Payment of Centage Fee, Sub
Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on.09.02.2026.

17. 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.
18. Commissioner, Salem Corporation, NOC, Roc No.13759/2024/E-10, Dated:-06.12.2025.

ORDER:

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 50140.00 Sq.m (12.38 Acre) in the land bearing T.S. Nos. 6/2, 7,8, & 10(Old S.F.No.122, 124/1, 125, 126/1, 126/3, 127/3), Ward – G, Block-15, Kumaraswamipatti Village, Salem City Municipal Corporation, Salem Taluk, Salem District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 126/2026(gifted to Local Body) and 125/2026, (gifted to TANGEDCO), dated.12.01.2026 from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 13/2026 by Director of Town and Country Planning, subject to the following special conditions.

After getting technical concurrence, from the DTCP vide in the reference 14th cited the receipt of payment of charges such as Centage charges and Development charges were received vide reference 15th cited above.
Based on the above the Technical clearance is issued by this office to the above mentioned layout and assigned PLANNING PERMISSION NO.28/2026.

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 Commisioner, Salem City Municipal Corporation, Kumaraswamipatti Village and it has been forwarded with it for further action.

Layout Details:

1. Layout Extent - 12.38 Acres or 50140.00 Sq.m.
2. No of Plots Allotted - 164 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos: 4087.63 Sq.m (12, 13-20, 46-56, 83-101, 102-104, 118-128, and 149-158) (10.29%).

Public Purposes Gifted to Local body:
i).Layout Roads including Splay : 10417.30 Sq.m.
ii)Public purpose for Local body : 361.00 Sq.m. (0.91%)
iii)Public purpose for Tangedco : 270.70 Sq.m. (0.68%)
iv) Park : 4039.60 Sq.m (10.17%)

General Conditions:
1.The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
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.
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 appropriate action/information.
4.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 Tamil Nilam / Collabland website.
5.The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

Special Conditions:

1.a) With reference to the 8th and 9th cited G.O., 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 and issue the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant

(s) 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold
after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be
applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 9thcited and 10thcited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas
S.F.No sub-division in favour of concern local body.
4. 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.
5. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at nationalised bank draft as
Payable at Chennai.
6. With reference to the 5th and 7thcited G.O. the Assistant Director of Salem Town and Country Planning Office should issue the Planning Permission
after collection of the centage charges and other charges.
7. 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.

8. 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.

9.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in
those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning
parameters of EWS areas shall not apply

10. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

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

Scrutiny Fee : Rs. 75,089 /- dt.11.08.2025,
Centage Charges : Rs. 52,500/- dt.0702.2026.
Development Charges : Rs. 1,00,400 /- dt.05.02.2026.
Subdivision Charges : Rs. 1,05,000/-, dt.05.02.2026.

Flag Day Fund :Rs.10,000/- date.05.02.2026 in favour of “Armed Force Flag Day Fund”
TB Fund DD Number : 00074280, City union Bank Ltd.

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.

Copy to:

1.M/s.Villva Homes pvt Ltd,
Door No.A-109 Nethaji Street ,
Kattur,Alagapuram,Alagapuram Pudur,
Salem,Salem,636016.

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

3.Tashildar,
Salem Taluk,
Salem District.

4.1 No Joint Sub-Registrar,
Salem West,
Salem District.

5.The Chairman,
Tamil Nadu Real EstateRegulatory Authority (TNRERA),
No.133 G, 1st Avenue,
Anna Nagar (East),
Chennai - 600 012.

6.Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Udayapatti Electricity Distribution Circle,
Salem District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	75089	11/08/2025
2	OSR Fee		
3	Centage Charges	52500.00	05/02/2026
4	Development Charges	100400.00	05/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	105000.00	05/02/2026

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

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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.