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REFERENCE
SLM/ Z1BNQHIG /70254/2026

ISSUED
07 October 2026

PP APPROVAL RECORD

Planning Permission

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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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. SLM/ Z1BNQHIG /70254/2026/2026/TCP Date : 07/10/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Excecutive Officer,
Veeraganur Town Panchayat,
Veeraganur Village,
Thalaivasal 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 2.0747 Acre or 8396.00 Sq.m - S.F.Nos : 220/6A,6B,6C,8B,9,10B,14,15A - Veeraganur Town Panchayat– Veeraganur Village - Thalaivasal 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. R.Balakrishnan, Online Application Ref No: Z1BNQHIG, Dated.14.08.2026.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Dry Land NOC issued by Assistant Director of Salem District Town and Country Planning office, Proceeding No: Z1BNQHIG, Dated.
07.10.2026.
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/ Z1BNQHIG /70254/2026/TCP (Road pattern issued on
25.09.2026 and OSR demand raised)
6. Applicants Mr.R.Balakrishnan, Gift deed document No: 2887/2026 and 2886/2026, Dated.30.09.2026, (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: 06.10.2026 (requiring payment of Development Charges, Sub Division Charges and Centage
Fee).
15. Applicants Mr.R.Balakrishnan Payment of OSR Fees on 01.10.2026, and Development Charges, Sub Division Charges and Centage Fee
paid on 06.10.2026
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.

The Layout Proposal received vide the reference 1st cited, applicant has requested for the approval of Residential Layout in Salem District,
Thalaivasal Taluk, Veeraganur Town Panchayat and Veeraganur Village, S.F.Nos. : 220/6A,6B,6C,8B,9,10B,14,15A, Site extent of 2.0747 Acre or
8396.00 sq.m and The 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 5th cited above.

On receiving the gift deed scan copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such
as OSR Fees, Centage charge, Sub Division Charges and Development Charges vide under reference 15th cited above, the Technical Clearance
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/SALEM/LAYOUT NO: 312/2026.
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 Excecutive Officer,
Veeraganur Town Panchayat and Veeraganur Village 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
8th cited 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.53,Housing and Urban Development Department, dated: 28.03.2025, in-case of non-planned area rule 9, The local authority on receipt of the prior concurrence of the Director for the development shall collect the Landuse conversion charge at the rate of
3% guideline value fixed under section 47A-A of the Indian Stamp Act,1899 (Central Act 2 of 1899) along with a non refundable scrutiny of
Rs.1000/-per plot and deposit the amount in Government head of account and grant permission for carrying out the development.

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

8. The local body shall issue the final approval to the applicant(s) directly after ensuring the applicant has laid Empty pipes (large size Hume
pipes / HDPE pipes) of minimum width of 0.15m in diameter along the outer edges of the layout roads in order to accommodate telecommunication cable as per G.O.155 Housing and Urban Development Department, dated: 08.10.2025.

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

Scrutiny Fee : Rs. 12,594./- dt. 14.08.2026
OSR Charges : Rs. 1,35,780./- dt. 01.10.2026
Development Charges : Rs. 16,900./- dt. 06.10.2026.
Subdivision Charges : Rs. 20,000./- dt. 06.10.2026.
Centage Charges : Rs. 15,000./- dt.06.10.2026.

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 60cm x120cm 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.

14. The Concern Local Authority should be ensure that no compound wall shall be constructed by closing the gifted roads.

Copy to:

1. Mr. Balakrishnan R,
88/4c/15, Kalanjiam House, Gomugi
Street, Vinayaga Nagar,Durugam
Road, Kallakurichi-606 202

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

3. Tashildar,
Thalaivasal Taluk,
Salem District.

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

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, 1-Avenue,
Anna Nagar (East),
Chennai-600 102.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12594	14/08/2026
2	OSR Fee		
3	Centage Charges	15000.00	06/10/2026
4	Development Charges	16900.00	06/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	20000.00	06/10/2026

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

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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.