PP APPROVAL RECORD

Planning Permission

Tiruppur 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)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. 21E286V3/2026/TCP Date : 17/04/2026

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

The Commissinor,
Tiruppur Mucipal Corporartion,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent 7.64 Acres in the land bearing S.F.Nos :613/3B2, 614/2 and 618/2 of Veerapandi Village -Tiruppur Corporation - Tiruppur South Taluk – Tiruppur District- Technical clearance issued - Forwarded for further action - Reg

Ref :
1. Application Reference No. 21E286V3, dated: 29.10.2025 & 02.02.2026. received through Single Window Portal from M/s Rank Constructions &Mr.N.Prithvi.
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 21E286V3/2025/TCP3, dated: 16.02.2026.
3. Plot pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 02.04.2026.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no. 1252/2026 and 1253/2026 Dated: 26.03.2026 Uploaded by the applicant's M/s Rank Constructions &Mr.N.Prithvi.
7. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020
10. G.O.(Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
11. G.O.(Ms.) No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
12. Letter No: 19113/ UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
14. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
15. This office letter Roc. No.371/2026/TD, dated. 17.04.2026 (Flag Day fund Demand Draft sent to Head Office).
16. Payment details of Centage charges and Armed Force Flag Day Fund received from the applicant on 09.04.2026 and 17.04.2026 respectively.

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 7.64 Acres or 30928.00 Sq.m. in the land bearing S.F.No's. 613/3B2, 614/2 and 618/2, of
Veerapandi Village, Tiruppur Corporation, Tiruppur South Taluk, Tiruppur 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 3rd cited above and on receipt of gift deed no. 1252/2026 and 1253/2026 Dated: 26.03.2026 (gifted to
local body) from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No.58/2026. by Director of Town and Country Planning, subject to the following

special conditions

Layout Details:

Sl.no Details	Area Details
1. Layout Extent	: 7.64 Acres or 30928.00 Sq.m.
2. No of Plots Allotted	: 64 Nos (Including EWS Site & Commercial site)
3. EWS Plots Extent	: 2091.76 Sq.m (10.24 %).

EWS Plots nos: (6-9, 20-31, 37-47 & 57-60)

Commercial Plot Extent
Commercial Plot Nos:(48 & 489) : 861.68 (4.21%)

Public Purposes Gifted to Local body:
i).Layout Roads including Splay : 10506.69 Sq.m.
ii)Public purpose (A)for Local body
P.P –1 : 105.04 Sq.m (0.51 %)
iii)Public purpose (B) for Tangedco
P.P –2 105.04 Sq.m. (0.51%)

iv) Park Area : 2086.12 Sq.m (10.22%)

The Technical Clearance is issued to the above-mentioned layout and the number is assigned as Planning Permission No. 37/2026.

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 9, 10, 11, 12th cited above, 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 applicant(s) directly.
b) Other than Municipal/Corporation areas: Shall collect the necessary fees and issue the final 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 streetlights etc., as per
standards specified by the local body.
2. Economically Weaker section (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 13 th and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas SF No. subdivision in favour of concerned
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 been requested to follow the protocols as per instruction given by TNRERA.

5. 20% centage charge for Flag Day fund in the name of “Armed Force Flag Day Fund” should be payable by the applicant at nationalized bank draft as payable at Chennai. As per this order, the
applicant has submitted the Indian Overseas Bank, Veerapandi Pirivu Branch Demand Draft No. 834533 dated. 17.04.2026 for an amount of Rs. 10,000/- in favour of “Armed Force Flag Day Fund”
as payable at Chennai.

6. The Director of Town and country planning, Chennai 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. This office is not the right
organisation to decide on this.

7. The amount collected from the applicant are as follows:

The fees/charges collected from the applicant are as follows:

Scrutiny Fee : Rs. 46404/- Date 29.10.2025.
Centage Charges : Rs. 21,000/- Date 11.04.2026.
Development Charges: Rs. 75,250/- Date. 09.04.2026.
Subdivision Charges: Rs. 42,000.00/- Dated. 09.04.2026
Flag Day Fund : Rs. 10,000/- in favour of “Armed Force Flag Day Fund” from Indian Overseas Bank, Veerapandi Pirivu Branch Demand Draft No. 834533 dated. 17.04.2026. Demand Draft sent to
Head Office vide this office, Roc. No.371/2026/TD, dated. 17.04.2026.

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

Copy To:

1. M/s.Rank Constructions,
36-A, Venkatesapuram Extention,
Vincent Kumarasamypathi,
Salem – 636 007.

2. The Tahsildar (TamilNilam),
District Collector Office,
Tiruppur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No:133, G- Block, I Avenue,
Anna Nagar (East), Chennai- 600 102.

4. The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.

5. The Sub-Registrar,
Nallur Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	46404	29/10/2025
2	OSR Fee		
3	Centage Charges	21000.00	09/04/2026
4	Development Charges	75250.00	09/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	42000.00	09/04/2026

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

Tiruppur 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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.