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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 307/2026/A2 **Date:** 9/2/26 8:37 PM

From:

Executive officer

Morappur Road, Karimangalam (Po & Tk), Dharmapuri Dt.

To :

P.Rajendran S/O Ponnusamy,
#5/440,Ponnusamy Street,
Collectrate post,Dharmapuri Taluk,
Dharmapuri District,

Online Application Number: PZ7ZM2XY

Sir/ Madam,

Sub :

Residential layout approval-Town Panchayat Administration-Dharmapuri District-Karimangalam Taluk Karimangalam Town Panchayat-S.F.NO:-306/2 -Total extent of 0.75 Acre or 3035.14sqm-Layout approval-Reg

Ref :

1.Joint Director/ Deputy Director / Assistant Director, District Town and Country Planning, Dharmapuri ROC No.SWP/PZ7ZM2XY/NPA/76-2026/TCP/2026/TCP, Dated.04.05.20260
2.Gift Deed Document No.1047/2026, Dated: 29.04.2026.
3.karimangalam selection Grade Town Panchayat Council Resolution No. 2026, Dated. .2026.
4.Land use conversion charges 3% for the layout amount Rs-94,95/- challan number-20260831053204 date:31.08.2026.
5.Local body demand fees receipt .Date:31.08.2026.

Body:

Dharmapuri District, Karimangalam Taluk, Karimangalam selection Grade Town panchayat,S.F.NO:306/2 -Total extent of 0.75 Acre or 3035.14sqm- 14 Plots to be implement and its owner are Mr.P.Rajendran S/O ponnusamy, his application was Srcutinised by JointDirector/ Deputy Director / Assistant Director,District Town and Country Planning the layout approval and proceedings ROC No.SWP/PZ7ZM2XY/NPA/76-2026/TCP/2026/TCP, Dated.04.05.20260 With relavant town and country planning conditions and as per Karimangalam

selection Grade Town panchayat body Council Resolution No:583/2026. Dated.27.08.2026. Final layout Planning permission order is issued for 14 plots.

CONDITIONS:

1.Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of plots contrary to the technical drawings approved by the Dharmapuri Town and Country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

2. Corners of plots located at the junction of two roads should be laid with the splay shown on the approved map.

3. No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the above two conditions.

4. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, in those places where change of land use is required, the prior approval of Town and Country Planning Department should be obtained only for those mentioned in Residential Use mentioned in TNCDBR-2019.

5. If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as shown on the approved plot plan.

6. The hollow portion of the plot 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 of the road boundary not exceeding 9.00 meters apart from each other.

8. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.

9. At the place where the Layout has been approved, the layout approved order No. and date the council resolution number and date should be clearly mentioned and permanently published through a notice board.

10. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.

11. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.

12. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.

13. Plots allotted to economically weaker section should not be consolidated or converted. But in rural areas, if the EWS plots remain unsold after more than 3 years of approval of Layout, G.O. Ms. No. 16 Municipal Administration and Water Supply Department Dated, as on 31.01.2020 EWS plots should be applied for and proper approval obtained.

14. No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.

15. Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.

16. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.

17. There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.

18. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.

19. Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.

20. The approved Layout site map shall be permanently published for public view through a 6'x 4'permanent notice board at the entrance of the Layout without any alteration / omission.

Executive officer

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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