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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 135/2026 **Date:** 8/4/26 4:38 PM

From:

Executive officer

63,Bazaar street,Yethapur,Pethanaickenpalayam(Tk),Salem(Dt),636117

To :

Mr.S. Shanmugam,
D.No. 7/484 Kalyaniyar Thottam,
Manivizhundan Colony,
Thalaivasal, Salem,-636112.

Online Application Number: 0E4ORC0D

Sir/ Madam,

Sub :

Residential Layout- Salem District – Pethanaickenpalayam Taluk –Ethapur Town Panchayat - Ethapur Village - S.F.No: 17/1A1 and Pethanaickenpalayam Panchayat Union – Kalleripatty Panchayat and Villlage -S.F.Nos: 27/2D,31/10 – Site extent of 3.795 Acre or 15357.82 sq.m- Technical Concurrence issued – Final Approved - Reg.

Ref :

1.Applicant Mr.S.Shanmugam, Salem district Online Application No. 0E4ORC0D & 60921, Dated: 31.01..2026.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3.Joint Director, Agriculture Letter Roc.No.E2/1495/2026, Dated : 17.02.2026 (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/ 0E4ORC0D/60921/2026/TCP (Road pattern issued
on dated: 26.02.2026)
6.Applicant Mr.S.Shanmugam, Salem district, Online Application No. 0E4ORC0D/60921/2026/TCP, (Gift deed document No:1606/2026, 1607/2026 &
1605/2026, Dated.23.03.2026 (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 MunicipalAdministration and WaterSupply, Dated: 31.01.2020.

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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.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.
15.Tamil Nadu Gazette No.28, dated.10.07.2024.
16.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.
17.G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.
18. Block Development Officer, Pethanaikanpalayam Panchayat Union, Roc No.2165/2026/Dated: 30.07.2026
19. Yethapur Town panchayt Res.No.644(20) Date.14.07.2026.

Body:

As per the application of the petitioner and the orders seen in reference 1 to 19, and as per the order of theAssistant Director/Member Secretary of the Salem District Local Planning Commission, the Technicalapproval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring Salem District – Pethanaickenpalayam Taluk –Yethapur Town Panchayat - S.F.No: 17/1A1 (No of plots-72) and Pethanaickenpalayam Panchayat Union – KalleripattyPanchayat and Villlage -S.F.Nos: 27/2D,31/10 (No.0f plots-12) – Site extent of 3.795 Acre or 15357.82 sq.m(Total No. of Plots – 84Nos) under Issued to the Yethapur Town Panchayat vide Approval No. SLM/ 0E4ORC0D/60921/2026/TCP, dated 02.04.2026 (Website Application No. 0E4ORC0D).Since the plot falls within the jurisdictions of both the Ethapur Town Panchayat and the Pethanaickenpalayam union Panchayat, the relevant Block Development Officer acting in accordance with the recommendation cited in Reference 18 has collected the applicable fees for the portion of the plot (Plot no - 8,9,10,75,76,77,78,79,80,81,82,83) falling under their jurisdiction and recommended the matter to the Ethapur Town Panchayat for final approval. Consequently, final approval is hereby granted for this layout by the Ethapur Town Panchayat, subject to special conditions.

Condition:

1. The general conditions stated in the order of the Assistant Director/Member Secretary (P),Local Planning Commission, Salem, as seen in the 14th view, the conditions stated in the special plot conditions and technical approval map, and the conditions stated in the government orders from two to five, all apply to this order.
2. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may affect the granting of technical approval and final approval to the plot, this order will be cancelled without any prior notice.
3. The rules and instructions issued from time to time through the relevant department will apply.
4. The responsibility of properly maintaining the road, rain water drainage, drinking water facility and street lighting facilities established by the petitioner for five years or after 60percent of the plots are developed, whichever is longer, lies with the plot owner.
5. The rain water in the plot should be connected to the Town Panchayat Existing rain watersystem to drain out.
6. If it is later discovered that there is any pending case in the field numbers on which the plot is to be constructed, the approval given to the plot will be cancelled without any prior notice

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2026.08.04 16:38:23

Executive officer

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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.