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REFERENCE
61BE8RJG

ISSUED
03 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 421/1 and 1 more

Pudur, Pudur Pancahayat Modakurichi taluk

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

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Town and Country Planning Department(Planning Permission)

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. 61BE8RJG/2026/TCP Date : 14/02/2026

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

The Special Officer / Block Development officer
46 Pudur Pancahayat
Modakurichi Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Erode Local Planning Authority - Erode District Town and Country Planning office – S.F.No:- 421/1, 2B in 46 Pudur Village - 46 Pudur Panchayat – Modakuruchi Panchayat Union - Modakuruchi Taluk - Erode District – 5.13.1/2 Acre (or) 20785.0 sqm Extent – Planning Permission issued- forwarded for further action – Reg.

Ref : 1.Applicant Thiru.S.Gowrishankar And Other three Members. Online application No. 61BE8RJG, Dated:29.12.2025
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated:28.01.2026
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.Applicant Thiru.S.Gowrishankar And Other three Members giftdeed uploaded Dated:01.02.2026 (Gift deed document No.Local bodyDoc No-:662/2021
Dt.31.01.2026,TANGEDCO Doc No-663/2026 Dt.31.01.2026)
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Demand payment Request Letter, Dated: 02.02.2026
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
14.Applicants Thiru.S.Gowrishankar And Other three Members, Letter, Dated:02.02.2026 (Payment of Centage Centage Fee, Development Display Board Fee and OSR
Guideline Value).
15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Order:
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of - 5.13.1/2 Acre (or)
20785.0 sqm in the land bearing S.F.No:- 421/1, 2B in 46 Pudur Village, 46 Pudur Panchayat, Modakuruchi Panchayat Union, Modakuruchi Taluk, Erode
District.was processed as per the prevailing rules and after perusing the records and after conducting site inspection. the applicant was directed to handover the
portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deeds vide reference 5th
cited above, On receipt of payment of charges such as OSR charges, Development Charges, and Centage charges

vide reference 14th cited above, the technical
clearance/ concurrence/Planning Permission is issued to the mentioned Layout subject to the following conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned Layout and the number is assigned as SWP/DTCP/ERODE LPA/LAYOUT
APPROVAL No.42/2026 and The planning permission is SWP/DTCP/ERODE LPA/ Planning Permission No.02/2026.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3.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.

4.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 information and for making mutation in their records.
5.Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges
for making mutation in the TamilNilam/Collabland website.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

7.The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

SPECIAL CONDITIONS:

1.a) With reference to the 7th cited and 8th cited letter, 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 them 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 oflocal
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like stormwater drains, water supply facilities by
constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land
by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership
of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the
appropriate authority to decide on this.

3. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay
the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for
the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done
by the owners/ developers. Reasonable period to be prescribed for up keep / maintenance of the roads and rains by the owners/developers. Wherever layouts develop
at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions
issued by the Government Order vide references 8th, 9th and 10th cited above.

4. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are
properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

5. As envisaged under 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 to comply the said provisions.

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

Scrutiny Fee: Rs. 31178.0/-Dt.29.12.2026
Development charges:Rs. 103925.0/-Dt.02.02.2026
Centage Charges: Rs.30000/- Challan Number 20260202037441 Dt.02.02.2026
Display Board: Rs.10000.0/- Dt. 02.02.2026
SubDivision Charges: Rs.40000.0/-Dt. 02.02.2026

Copy to
1. Thiru.S.Gowrishankar And Other three Members
H49,Periyar Nagar,
Erode,Periyar Nagar,
Erode,638001.

2.The Tahsildar.
Bhavani Taluk,
Erode District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	31178	29/12/2025
2	OSR Fee		
3	Centage Charges	30000.00	02/02/2026
4	Development Charges	103925.00	02/02/2026
5	Display Board Charges	10000.00	02/02/2026
6	Satellite town charge		
7	Sub Division Charge	40000.00	02/02/2026

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

Erode 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.