PP APPROVAL RECORD

Planning Permission

Survey 329/1A2A and 1 more

Mugasipidariyur, cer Chennimalai Town Panchayat Perundurai 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.

Town and Country Planning Department(Planning Permission)

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

ROC No. AHLKK7CO/2026/TCP Date : 25/03/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer
Chennimalai Town Panchayat
Perundurai Taluk
Erode District.

Sir/ Madam,

Sub : Residential Layout - Erode District Town and Country Planning office --Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Layout- Comprised in S.F.Nos :329/1A2A and 329/2A1 of Mugasipidariyur Village – Chennimalai Panchayat Union – Perundurai Taluk , Erode District - Site Extent – 9.42 Acre Technical clearance issued - forwarded for further action – Reg

Ref :
1. The Layout Proposal received through online vide reference AHLKK7CO/2026/TCP3, dated:21.01.2026 and 13.03.2026.
2. The Deputy Director, Erode District Town and Country Planning office Inspection Report of Online Application No.AHLKK7CO/2026, Dated:21.01.2026 &
02.03.2026.
3. Road pattern plan approved by The Online Application No. AHLKK7CO/2026/TCP3, dated:09.03.2026 (Road pattern issued)
4. Applicant Elavamalai Co-Operative Building Society Limited, Erode Gift Deed No.978/2026 & 981/2026, Dated:13.03.2026.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017
7. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019.
8. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. G.O.(Ms.)No.155, Housing and Urban Development [UD 4(1)], dated:08.10.2025
12. Housing and Urban Development department Letter No:19113/UD4(3)/2017-1, dated: 30-08-2017.
13. Director of Town and Country Planning, Circular ROC No: 13686/2017/LA-1, dated 08-09-2017.
14. Joint Director, Agricultural Department, Erode Letter No: ..1/1168/2026, dated:13.02.2026.
15. Applicants Mr. .Elavamalai Co Operative Building Society Limited, Letter, Dated: 20.3.2026 (Payment of Centage Centage Fee, Development and Display
Board Fee).
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019
17. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024

Order:
1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Deputy Director of
Erode District Town and Country Planning office has recommended the proposal with a site inspection remark. Based on the Deputy Director of Erode
District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for
road, park, local body and TANGEDCO to the appropriate authority vide reference 3 rd cited above. On receiving the gift deed soft copy from the applicant

through online, the following order of concurrence for the proposed layout is issued.
2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.50/2026. The
approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 4th cited to the
concerned local body.
3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.
4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records
for appropriate action/information.
5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions. Special
Conditions: 1. a) With reference to the 7th, 8th and 10th cited Government Orders, if
Special Conditions:
1. a) With reference to the 7th, 8th and 10th cited Government Orders, 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 layout sketch, permit of planning authority along with the
permit of local body to the applicant(s) directly, only after ensuring that the applicant lays bitumen / proper road and provide other amenities like storm
water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
2. (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 11 th cited and 12 th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas
S.F. No sub-division in favor of concern 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 requested to follow the protocols as per instruction given by TNRERA.
5. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund paid ” by the applicant at nationalized bank draft as Payable at
Chennai.
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 drains 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. With reference to the 5th and 9th cited G.O. the Deputy Director of Erode Town and Country Planning Office should issue the Planning Permission after
collection of the centage charges and other charges.
7. 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 any
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 on this.
8.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market
value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The
payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

9.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 57210 /- Dt.21.01.2026
Centage Charges: Rs. 72000 /-Dt.25.03.2026
Display Board: Rs.10000/-Dt. 25.03.2026
Development charges: Rs. 190750 /- Dt.25.03.2026
Sub Division Charges: Rs. 96000 /-Dt. 25.03.2026

Copy to
1 Mr.Elavamalai Co Operative Building Society Limited,
D.No-986/987, Subramaniya Street,
Lakshmi Nagar,
Bhavani,
Erode - 638 301.
2 The Tahsildar.
Perundurai 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. 133, G-Block, 1st Avenue,
Anna Nagar (East), Chennai – 600102

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	57210	21/01/2026
2	OSR Fee		
3	Centage Charges	72000.00	25/03/2026
4	Development Charges	190750.00	25/03/2026
5	Display Board Charges	10000.00	25/03/2026
6	Satellite town charge		
7	Sub Division Charge	96000.00	25/03/2026

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

Verified RealEstate
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OMR Thoraipakkam,
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+91 9996 12 9996

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.