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REFERENCE
IFWMXHXE

ISSUED
20 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 474/1B

Thiruvachi, 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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. IFWMXHXE/2026/TCP Date : 20/08/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer/Block Development Officer,
Thiruvachi Panchayat,
Perundurai Panchayat Union,
Perundurai Taluk,
Erode District

Sir/ Madam,

Sub : Residential Layout - Erode District Town and Country Planning office - S.No.474/1B of Thiruvachi Village,Perundurai Taluk,Erode District - an extent of 1498.00 sqm - Technical clearance issued - forwarded for further action – Reg.

Ref :
1. Applicant Mr.K.P.Sakthivel Online application No. IFWMXHXE/2026/TCP, Dated. 23.07.2026.
2. Road pattern plan approved by the District Town and country planning Office, Erode, dated: 29.07.2026
3. The Joint Director, Agriculture Department, Erode District Letter No.1/6991/2026, Dated.27.7.2026
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Mr.K.P.Sakthivel Gift deed document uploaded Dated.18.08.2026 (Gift deed document No.4640/2026 Dated.11.08.2026.)
6. G.O.138, Housing and Urban Development Department, Dated.04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated.04.05.2017.
8. 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
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11. Government Letter No.19113/Nov 4(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. Demand payment Request letter dated. 18.08.2026
15. Fee paid details received from applicant dated.20.08.2026

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:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of 1498.00 sqm in the land bearing S.F.No.474/1B at Thiruvachi Village - Thiruvachi Panchayat, Perundurai Panchayat Union, Perundurai 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 a Development Charges, and Centage charges vide reference 15th 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/LAYOUT APPROVAL No. 220 /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 Thasildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam/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 9th 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 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
tar roads, 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. 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 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.As per reference to the 16 th cited it is necessary to levy development charges for
Non-Planning Area.
7. 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.

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. 2247 /- Dt.23.07.2026
OSRA Charges: Rs. 125742 /- Dt.12.08.2026
Centage Charges: Rs. 3000 /-Dt. 20.08.2026
Display Board: Rs.10000/-Dt. 20.08.2026
Development charges: Rs. 7500 /-Dt. 20.08.2026
Sub Division Charges: Rs. 4000 /-Dt. 20.08.2026

Copy to
1 Mr.K P Sakthivel ,
D.NO- 208,Main Street,
Karumandi Chellipalayam,
Perundurai Taluk ,
Erode-638154
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
5 The Sub-Register,
Perundurai Sub Register Office,
Erode District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2247	23/07/2026
2	OSR Fee		
3	Centage Charges	3000.00	20/08/2026
4	Development Charges	7500.00	20/08/2026
5	Display Board Charges	10000.00	20/08/2026
6	Satellite town charge		
7	Sub Division Charge	4000.00	20/08/2026

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.