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REFERENCE
04/2024-2024/
28.10.2024

ISSUED
28 October 2024

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. M7O4942P/2024/TCP Date : 22/10/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Pachampalayam Panchayat
Anthiyur Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning S.F.No:- 142/9C, 142/10B, 143/1A, 149/1A in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 5.13.1/4 Acre (or) 20775.0 sqm Extent Technicaclearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.M.S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR, Online application No M7O4942P Dated:09.10.2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 17.10.2024.
3.Letter No.M.MA1/9758/2024 Dated 09.10.2024 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.M.S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR giftdeed uploaded Dated:21.10.2024.(Gift deed document No.Local body
Doc no. 4031/2024 Dt.18.10.2024 and TANGEDCO Doc no .4032/2024 Dt.18.10.2024,
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.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand payment Request Letter, Dated: 21.10.2024.
(requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).
15.Applicants Thiru.M.S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR, Letter, Dated: 21.10.2024 (Payment of Centage Fee, Display Board Fee and
Flag Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17. G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

Order :-
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of 5.13.1/4 Acre
(or) 20775.0 sqm Extent in the land bearing S.F.No:- 142/9C, 142/10B, 143/1A, 149/1A in Pachampalayam Village, Pachampalayam Panchayat, Anthiyur
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, and on receipt of payment of charges such as OSR 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.304/2024.
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 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 8th cited and 10th 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.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.
7.Asper reference to the 17 th cited it is necessary to levy development charges for Non-Planning Area.
8. 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.
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)

7.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.31163.0/- Dt.09.10.2023
Centage Charges: Rs.36000.0/-Dt.21/10/2024
Display Board: Rs.10000.0/-Dt.21/10/2024
Development charges:Rs.105000.0/-Dt.21.10.2024
SubDivision Charges:Rs.48000.0/-Dt.21.10.2024

Copy to
1 Thiru.M.S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR
3/66 Poonachi Village ,
Anthiyur Tk,
Erode Dt-638314.

2.The Tahsildar.
Anthiyur 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.

5. Superintending Engineer,
Electricity Distribution CIrcle,
Tamilnadu generation and Distribution Corporation Ltd,
Erode, Erode District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	31163	09/10/2024
2	OSR Fee		
3	Centage Charges	36000.00	21/10/2024
4	Development Charges	105000.00	21/10/2024
5	Display Board Charges	10000.00	21/10/2024
6	Satellite town charge		
7	Sub Division Charge	48000.00	21/10/2024

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.