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REFERENCE
Roc
No:2/2026-2027/LA/KMP
Date: 26-05-2026

ISSUED
26 May 2026

PP APPROVAL RECORD

Planning Permission

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™
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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. TAVZYBTL/2025/TCP

Date : 09/12/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special officer/ Block Development officer,
Kathirampatty Panchayat/Erode Panchayat Union
Erode Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Erode District Town and Country Planning office R.S.F.No: 18/7B1, 8B – Nanjanapuram Village – Kathirampatty Panchayat- Erode Taluk - Erode District - 0.54 ½ acre or 2205.00 sqm-Extent Technical clearance issued - forwarded for further action – Reg.

Ref :
1. Applicant Sri Sakthi Shanmuga and Co Muthu Gnana Sekaran M, Online application No. TAVZYBTL, Dated:26.11.2025
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated: 26.11.2025
3. Letter No 1/ 12544 /2025 Dated.21.11.2025 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.Applicant Sri Sakthi Shanmuga and Co Muthu Gnana Sekaran M gift deed uploaded Dated:03.12.2025 (Gift deed document Local body Doc No-7322/2025
Dt.02.12.2025 and Local body Doc No. 7321/2025 Dt. 02.12.2025)
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:26.11.2025 and 03.12.2025
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
15.Applicants Sri Sakthi Shanmuga and Co Muthu Gnana Sekaran M Letter, Dated: 03.12.2025 and 03.12. 2025 (Payment of Centage Centage Fee, Development and
Display Board Fee).
16.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 - 0.54 ½ acre or
2205.00 sqm in the land bearing R.S.F.No: 18/7B1, 8B – Nanjanapuram Village – Kathirampatty Panchayat- Erode 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

and 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 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/ LAYOUT
APPROVAL No. 368/2025.
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. 7050 /- Dt.22.07.2025
Centage Charges: Rs. 10500.00 /-Dt.25.11.2025
Display Board: Rs.10000.00/-Dt. 25.11.2025
Development charges:Rs. 23650.00 /-Dt. 25.11.2025
Sub Division Charges: Rs. 14000.00 /-Dt. 25.11.2025
OSRA Charges: Rs. 168570 /- Dt.04.11.2025

Copy to

1. “M/s.Sri Sakthi Shanmuga & Co” (by its managing partner),
Mr.mn.Muthu Gnana Sekaran,
S/o.Mr.Muthusamy,
D.No:2, Nataraj Street,
Veerappanchathiram,
Erode Taluk,
Erode District-638-004

2. The Tahsildar.
Erode 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	3308	04/11/2025
2	OSR Fee		
3	Centage Charges	4800.00	03/12/2025
4	Development Charges	11025.00	03/12/2025
5	Display Board Charges	10000.00	03/12/2025
6	Satellite town charge		
7	Sub Division Charge	6400.00	03/12/2025

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.