Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 213/2025 **Date:** 3/10/26 7:07 PM

From:

Executive officer

242, Anna Street, Modakkurichi

To :

Mr.M.Kandasamy and Mr.P.Nagarajan, 12, N.S Building, Brough Road, Erode - 638001

Online Application Number: M5EBREXO

Sir/ Madam,

Sub :

Residential Layout - Erode District, Modakkurichi Taluk, Modakkurichi Town Panchayat, Modakkurichi "B" Village, Ward No.9, Thurapalayam, Modakkurichi R.S.F No.548/1A of Site Extend 2.36 Acres or 9555.00 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Modakkurichi Town Panchayat

Ref :

1. Mr.M.Kandasamy and Mr.P.Nagarajan, 12, N.S Building, Brough Road, Erode – 638001 theirs (Online) Application No.M5EBREXO.
2.Road Pattern Plan approved by Proceeding of Proceeding of Erode District Deputy Director of Town and Country Planning Roc No- M5EBREXO/2025/TCP/48102/2025/TCP, Dated:26.06.2025.
3. Technical Clearance Plan approved by Proceeding of Erode District Deputy Director of Town and Country Planning Roc No- M5EBREXO/2025/TCP, Dated:10.07.2025
4.Modakkurichi Town Panchayat Resolution No.51, 52/2026, Date:18.02.2026.
5.Other Relating Documents.

Body:

Order

or 9555.00 sq.m.The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr.M.Kandasamy and Mr.P.Nagarajan, 12, N.S Building, Brough Road, Erode – 638001 theirs (Online) Application No. M5EBREXO applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Erode, Modakkurichi "B" Village, Ward No.9, Thurapalayam, Modakkurichi R.S.F No.548/1A of Site Extend 2.36 Acres or 9555.00 sq.m.Technical Approval No.SWP/DTCP/ERODE/LAYOUT APPROVAL NO:2132025 has been given for dividing the plot into 47 plots in the area, and the road and public allotment have been handed over to the Modakkurichi Town Panchayat in this plot. Borough Council Resolution No.51/2026, 52/2026, Dt:18.02.2026 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1.Final approval is granted subject to special conditions and plot conditions as found in Annexure by the Town Planning Department.

2.All the Conditions should be followed as per order of Roc No.M5EBREXO/2025/TCP, Dated: 10.07.2025 of Deputy Director of Erode District Town and Country Planning.

3Any land owned by the Municipal Corporation and other Government Departments shall not be include in this plot.

4.Owners shall act in accordance with the instructions given by the Executive Officer from time to time.

5.Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.

6.Ordinance no.71. Rural Development Department Day. Based on the notification dated 16.06.2003 Ordinance no.134, Municipal Administration and Drinking Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.

7.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.

8.A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.

9.In Layout Subdivision sewage drain discharge should not affect the Koppu vaikkal and proper infrastructures should be made by applicant at their own cost. While selling the plots, the government should ensure that there is no disturbance to the government lands and waterways.

10. When building a house in a plot, domestic waste water should be disposed of by means of sump pits and waste water vehicles.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2026.03.10 19:07:30

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.