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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. 6IERK5LF/2023/TCP Date : 25/10/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
mathampalayam Panchayat,
Sathyamangalam Taluk,
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning R.S.No.229/3B and 229/4 , mathampalayam village - mathampalayam Village Panchayat - Bhavanisagar Panchayat union - Sathyamangalam Taluk - Erode District - 2.96 acre or 12000.00 sqm Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. P.S.Moorthi and one other Online application No. 6IERK5LF Dated: 29.07.2023.
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 06.10.2023.
3.Letter No.A4/5921/2023(81), Dated. 28.08.2023 and 27.09.2023 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 Mr. P.S.Moorthi and one other, giftdeed uploaded Dated: 03.10.2023.
(Gift deed document No.Local body 7351/2023 Dt.16.10.2023).
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: 18.10.2023.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Mr. P.S.Moorthi and one other Letter, Dated: 19.10.2023.
(Payment of Centage Fee, Display Board Fee, OSR Guideline Value 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)

Order :-
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent 2.96 acre or 12000.00 in the land bearing R.S.No: 229/3B and 229/4, mathampalayam Village - mathampalayam village Panchayat - Sathyamangalam 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.427/2023.

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 Tahsildhar 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.

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.

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. 18000 /- Dt.29.07.2023
Centage Charges: Rs. 18000.00/-Dt.19.10.2023
Display Board: Rs.10000/- Dt. 19.10.2023

Copy to
1. Mr. P.S.Moorthi and one other,
D.No.221, Bharathi Park 7th Cross,
Alagesan road,
Saibaba colony,
Coimbatore – 641011.

2.The Tahsildar.
Sathyamangalam 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.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18000	29/07/2023
2	OSR Fee		
3	Centage Charges	18000.00	19/10/2023
4	Development Charges		
5	Display Board Charges	10000.00	19/10/2023
6	Satellite town charge		



Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Erode District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Erode
Date:2023.10.25 14:33:50

அனுப்புதல்

N.காளியப்பன்
தலைவர்,
மாதம்பாளையம் ஊராட்சி,
சத்தியமங்கலம் வட்டம்,
ஈரோடு மாவட்டம்.

பெறுதல்

1)நகர் ஊரமைப்பு துணைஇயக்குநர்(பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
ஈரோடு மாவட்டம்-638009.
2)சார்பதிவாளர்,
சார்பதிவாளர் அலுவலகம்,
புஞ்சைப்புளியம்பட்டி-638459.

ஐயா,

பொருள்- மனைப்பிரிவு-ஈரோடு மாவட்டம்-சத்தியமங்கலம் வட்டம்-பவானிசாகர் ஊராட்சி ஒன்றியம்-மாதம்பாளையம் ஊராட்சி மற்றும் கிராமம் ரீ.ச.எண்.229/3பி, 229/4-ல் பு.ஏ.2.96செண்ட் பரப்பளவுள்ள மனைப்பிரிவிற்கு அனுமதி பெறப்பட்டது-இறுதி ஒப்புதல் வழங்குதல் சார்பாக.

பார்வை- 1) இவ்வூராட்சியின் தீர்மான எண். 194/2023 நாள். 31.10.2023
2)நகர் ஊரமைப்பு துணை இயக்குநர்(பொ) .மாவட்ட நகர் ஊரமைப்பு அலுவலகம் ஈரோடு அவர்களின் செயல்முறை ஆணை ROC NO.6IERK5LF/2023/TCP நாள்-25.10.2023.

பார்வைகளில் காணும் தீர்மான எண் மற்றும் கடிதத்தில் ஈரோடு மாவட்டம்,சத்தியமங்கலம் வட்டம்,பவானிசாகர் ஊராட்சி ஒன்றியம்,மாதம்பாளையம் ஊராட்சிக்குட்பட்ட மாதம்பாளையம் கிராமம் ரீ.ச.எண்.229/3பி, 229/4-ல் பு.ஏ.2.96செண்ட் பரப்பளவுள்ள உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான வரைபடத்திற்கு தொழில் நுட்ப அனுமதி ம.வ/ஈ.மா எண்.427/2023-என எண்ணிடப்பட்டுள்ளது.அதனை தொடர்ந்து மனைப்பிரிவிற்கு 3% வெளிச்சந்தை மதிப்புத் தொகை ரூ.27000.00-ஐ சலான் எண்.20231109003876 நாள்.09.11.2023-ன் படி செலுத்தப்பட்டுள்ளது.

எனவே மேற்படி மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

இடம். மாதம்பாளையம்
நாள் . 17.11.2023

N.காளியப்பன்
தலைவர்
ஊராட்சி மன்றம்
மாதம்பாளையம் ஊராட்சி.

நகல்

P.S.மூர்த்தி-1,
ஸ்ரீபால் விமல்சந்த் மேத்தா-2,
கதவு எண்.221, பாரதிபார்க்-7வது கிராஸ்,
அழகேசன் ரோடு, சாயிபாபா காலனி,
கோயமுத்தூர்-641011.

மாதம்பாளையம்ஊராட்சி

தீர்மானநகல்

2023 -ஆம்ஆண்டுஅக்டோபர்மாதம் 31.10.2023 ம் தேதி செவ்வாய்க்கிழமைகாலை 11: 00 மணிக்குமாதம்பாளையம் ஊராட்சிமன்றஅலுவலகவளாகத்தில் நடைபெற்றசாதாரண கூட்டநடவடிக்கைகளின் விவரம்.

கூட்டத்தில் தலைவர் துணைத்தலைவர் மற்றும் உறுப்பினர்கள் 10 பேர் கலந்துகொண்டனர்.

முன்னிலை:திரு.N..காளியப்பன்தலைவர்

பொருள்: 13	தீர்மானஎண்: 194/2023-2024
நகர்ஊரமைப்புதுணைஇயக்குநர் ஈரோடுமாவட்டம் அவர்களின் ந.க.எண் 61ERK5LF/2023/TCP நாள்:25.10.2023 ன் படி சத்தியமங்கலம் வட்டம்பவானிசாகர் ஊராட்சிஒன்றியம் மாதம்பாளையம் ஊராட்சிரீ.சர்வேஎண்:229/3பி 229/4 ல் 2.96செண்ட் (12000ச.மீ) பரப்பளவில் உத்தேசமனைப்பிரிவுகுடியிருப்புகளுக்கான தொழில்நுட்பவரைபட ம.வ/ஈ.மாஎண்:427/2023ல்உத்தேச மனைப்பிரிவிற்குP.S.மூர்த்திமற்றும் ஸ்ரீபால்விமல்சந்த் மேத்தா அழகேசன்ரோடு,சாயிபாபாகாலணி, கோயமுத்தூர் என்பவருக்குமனைப்பிரிவுகளுக்கான இறுதி ஒப்புதல்வழங்க மன்றம்அங்கீகாரம் கோருதல்.	தீர்மானஎண்: 194/2023-2024 அங்கீகரிக்கப்பட்டது

(ஒப்பம்)

(உண்மைநகல்)

N. [illegible]

தலைவர்

ஊராட்சி மன்றம்

மாதம்பாளையம் ஊராட்சி.

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An advocate's written opinion on the title, built on the records we pull for it.
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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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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.
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- 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

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- 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,
Chennai 600 097, India
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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.