

RE

REGULATORY RECORD

RERA Document

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Town and Country Planning Department(Planning Permission)

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

ROC No. ERD/ EKV132B4

/ 2022 / TCP

Date : 14/06/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Olagadam Town Panchayat,
Bhavani Taluk,
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning R.S.No: 363/2A3A,1B - Olagadam village - Olagadam Town Panchayat - Erode Taluk - Erode District - 0.925 acre Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. Manikandan, Online application No. EKV132B4
Dated:13/05/2023.
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 24.05.2023.
3.Letter No.A4/3032/2023(24), Dated. 10.05.2023 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. Manikandan, giftdeed uploaded Dated:03.06.2023. (Gift deed document No. 2234/2023 Dt.26.05.2023(Local body), 2235/2023 Dt. 26.05.2023(TANGEDCO).
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: 24.05.2023 and 06.06.2023.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Mr. Manikandan Letter, Dated: 03.06.2023 and 12.06.2023. (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

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. 5619/- Dt. 13/05/2023

OSR charges: Rs. 830792/- 03/06/2023

Centage Charges: Rs. 6300.00/-Dt. 12/06/2023

Display Board: Rs.10000/- Dt. 12/06/2023

Copy to

1. Mr. Manikandan,
D.No:1C-2 , Vasuki nagar ,
Salem main road ,
Kumarapalayam ,
namakkal.,

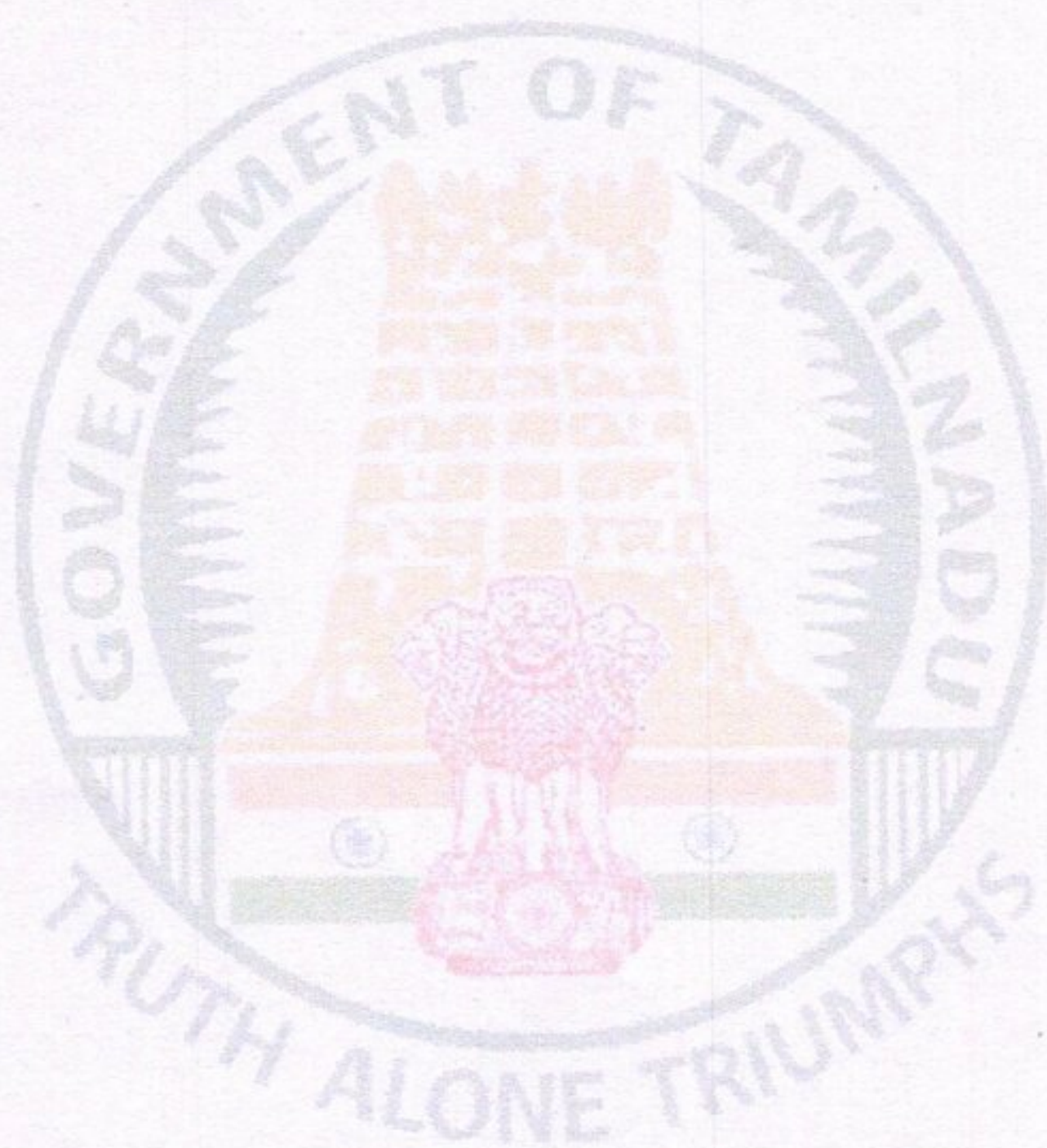
2. The Tahsildar.
Bhavani Taluk,
Erode District.

3. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

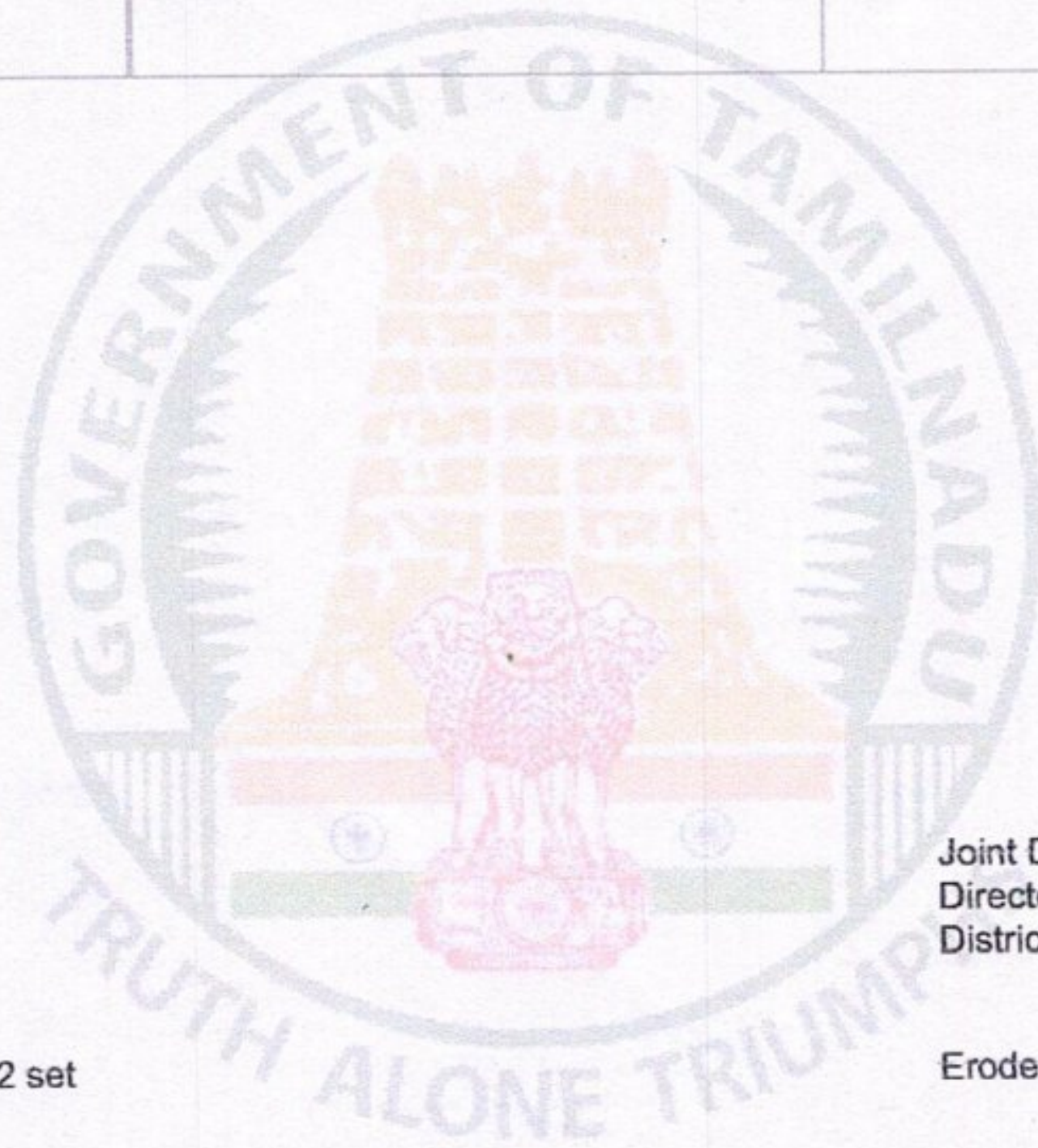
4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5. 5. Superintending Engineer,
Erode Electricity Distribution Circle,

Tamil Nadu generation and Distribution Corporation Ltd,
Erode District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5619	13/05/2023
2	OSR Fee	830792	03/06/2023
3	Centage Charges	6300.00	12/06/2023
4	Development Charges		
5	Display Board Charges	10000.00	12/06/2023
6	Satellite town charge		



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

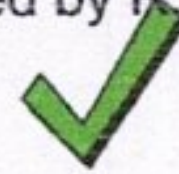
Erode District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by R Rani.

Signed by: Assistant Director
Location:Erode
Date:2023.06.14 15:56:21



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](#)



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



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.

