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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

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

ROC No. EMIZ9V6Y/2025/TCP

Date : 04/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer/The Block Development Officer,
Shanthipalayam Village,
Getticheviyur Panchayat,
Nambiyur Panchayat Union,
Nambiyur Taluk,
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning S.F.No: 317/1B – Santhipalayam Village – Getticheviyur Panchayat- Nambiyur Panchayat Union - Nambiyur Taluk - Erode District - 1.85 acre or 7486.00 sqm Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. P.Shanmugasundaram and P.Kandasamy, Online application No. EMIZ9V6Y dated 17.06.2025.
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 21.08.2025.
3.Letter No.A1/2396/2025, Dated:28.03.2025 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.Applicants Mr. P.Shanmugasundaram and P.Kandasamy, Gift deed uploaded, Gift deed document No.3973/2025, Dated:02.09.2025
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: 21.08.2025 (Requiring payment of OSR Charges), Dated: 04.09.2025 (Requiring payment of Centage Fee, Display Board Fee, Subdivision Charges and Development Charges).
15.Applicants Mr. P.Shanmugasundaram and P.Kandasamy, payment receipt, Dated: 03.09.2025 (Payment of OSR Charges), Dated: 04.09.2025. (Payment of Centage Fee, Display Board Fee, Subdivision Charges and Development Charge).
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 1.85 acre or 7486.00 sqm in the land bearing S.F.No: 317/1B, Shanthipalayam Village, Getticheviyur Panchayat, Nambiyur Panchayat Union, Nambiyur 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 area 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.281/2025.
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 Tahsildar

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. 11229.00, Dt. 17/06/2025
OSR Charges : Rs. 66697.00, Dt. 03/09/2025
Centage Charges : Rs. 11100.00, Dt. 04/09/2025
Display Board : Rs. 10000.00, Dt. 04/09/2025
Development charges : Rs. 37700.00, Dt. 04/09/2025
SubDivision charges : Rs. 14800.00, Dt. 04/09/2025

Copy to

1. Mr.P,Shanmugasundaram and P.Kandasamy,
D.No.2/898 A2. 60 Feet Road,
S.R.Nagar South, Andipalayam,
Tiruppur-641687.

2. T The Tahsildar.
Nambiyur 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,
Gobichettipalayam/Erode Electricity Distribution Circle,
Tamil Nadu generation and Distribution

Corporation Ltd,
Erode,
Erode District

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 11229 | 17/06/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 11100.00 | 04/09/2025 |
| 4 | Development Charges | 37700.00 | 04/09/2025 |
| 5 | Display Board Charges | 10000.00 | 04/09/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 14800.00 | 04/09/2025 |

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

**Erode District.**

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Assistant Director*
*Location:Erode*
*Date:2025.09.04 17:07:56*

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

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# 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.