

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 02/2025-26

Date: 9/27/25 7:18 PM

From:

Village Panchayat

KOSHANAM

To :

SREE PROMOTERS
530/1,Kuppepalayam, Annur,
Coimbatore-641107

Online Application Number:

64FUP1HO

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Nambiyur Taluk, Koshanam Village Panchayat Koshanam “A” village acknowledging and Approving in S.F.No.230/2A-extent of 10004 Sqm (2.47Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1.Application Reference No. 64FUP1HO Received through Single Window Portal from SREE PROMOTERS, Dated 15.05.2025

2.Road Pattern Plan approved by the District Town and country planning Office, Erode , Dated:- 22.05.2025.

03. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017

04.Letter 1/4425/2025 Dated 14.05.2025 of Joint Director, Agri department, Erode District.

05.Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

06.G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.

07.Town and country planning Department (Planning Permission) Erode Roc No : 64FUP1HO/2025/TCP, Date: 13.06.2025

8. Technical Clearance/Concurrence/Planning Permission issued Layout number:
SWP/DTCP/Erode/LAYOUT APPROVAL No. 191/2025

9. Resolution Copy No.177/2025 Date: 26.09.2025.

Body:

Body:

Proceeding for Erode District, Nambiyur Taluk, Koshanam Panchayat Special Officer K. Kannan.

ORDER :

1. In the letter from the Town and Country Planning Department, Erode District, issued to Nambiyur union, Koshanam Village & Panchayat. S.F.No.230/2A extent of 10004.00 Sqm (2.47 Acre) proposed residential Layout, The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ERODE/ LAYOUT APPROVAL No. 191/2025. subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from the Town and Country Planning Department (Planning Permission), Erode District the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and on site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm water drains. Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 870.56 Sq.m and Roads area of 3064.04 Sq.m are donated to the Koshanam Panchayat with the Document No.2994/2025, No.2993/2025 Dated.03.06.2025 registered at the Nambiyur Sub Registrar Office.

3. According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.37421/- (Thirty seven thousand four hundred and Twenty one Rupees Only) Has Been Paid By The Applicant Towards Bank Of Baroda, E-Challan Number 021760800AS22709, Dated 24.09.2025 and the bank Receipt has been handover to the Koshanam Village Panchayat by the Applicant.

4. The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.130664/- Dated 25.09.2025.
Layout inspection Fees : Rs.46000/- Dated 25.09.2025.

Therefore, Subject to Specific Conditions, Erode District, Nambiyur Taluk, Koshanam Village & Panchayat S.F.No. 230/2A extent of 10004.00 Sqm (2.47 Acre) extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1. Erode District Town and Country Planning Department (Planning Permission) Roc No : 64FUP1HO/2025/TCP, Date: 13.06.2025 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/ERODE/ LAYOUT APPROVAL No. 191/2025. All the Special conditions mentioned must be strictly followed :
2. Roads constructed in the approved Residential Layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved Layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land Layout approval and planning permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations

changes in land ownership.

9.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or open space handover to the local body id not permitted.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

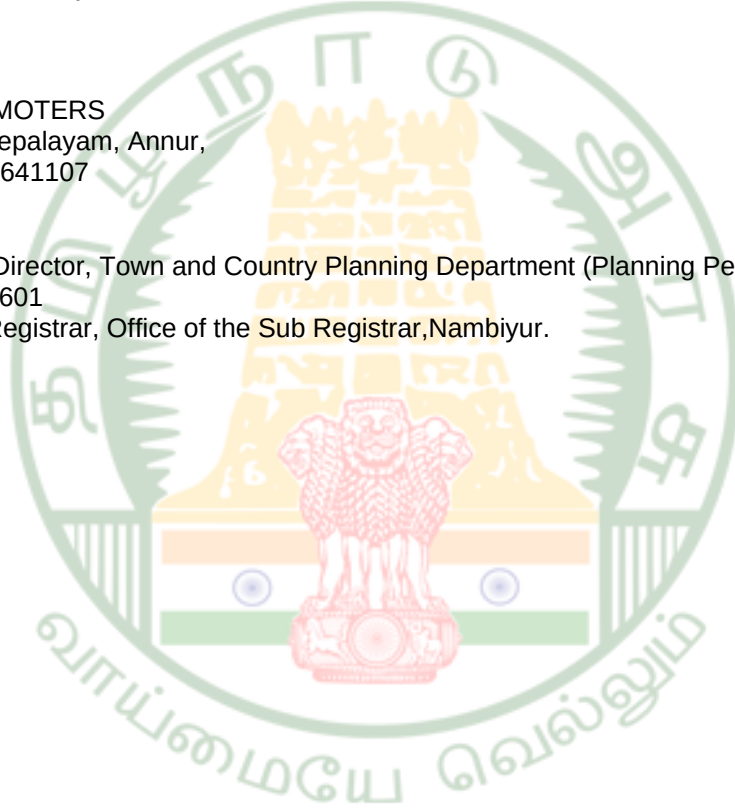
- 1) Plot area : 2.47 Acres (Or) 10004.00 Sq.m
- 2) No of Plots : 46
- 3) Area of Road : 3064.04 Sq.m
- 4) Puplic use (Local body) :63.59.00 Sq.m
- 5) Public use (TANGEDCO) :66.10 Sq.m
- 6) Park area :740.87 Sq.m

Special Officer,
Koshanam panchayat.

To
SREE PROMOTERS
530/1,Kuppepalayam, Annur,
Coimbatore-641107

Copy to :

- 1.Assistant Director, Town and Country Planning Department (Planning Permission), Sampath Complex, Erode – 641601
- 2.The Sub Registrar, Office of the Sub Registrar,Nambiyur.



Village

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.

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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
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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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