

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: Pitchandampalaya
m Panchayat ROC
No:
From: ERD/PRI/PITC/LAYO
UT/01/2025-2026
Village Panchayat

Date: 10/18/25 12:35 PM

PITCHANDAMPALAYAM

To :

Mr. Mohanraj and Four Others
122, MARUTHI NAGAR,
THINDAL VILLAGE & POST,
ERODE

Online Application Number:

4BX708RU

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of Erode District Town and Country Planning - S.F No. 17/3 in Veppampalayam Village, Pitchandampalayam Panchayat – Erode Taluk - Erode District – 2.425 Acre (or) 9820.0 sqm Extent -Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.Mohanraj and Four Others Online application No. 4BX708RU Dated:10.02.2025.
- 2.District Town and country planning Office, Roc No. 4BX708RU/2025/TCP, Erode, letter dated:28.03.2025
- 3.Letter No.A1/496/2025, Dated.29.01.2025 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.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 7.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

- 8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
14. Pitchandampalayam Panchayat Resolution Number: 48 /2025 Date: 10.10.2025

Body:

Order:

1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of 2.425 Acre (or) 9820.0 sqm Sq.m in the land bearing S.F No. 17/3 in Veppampalayam Village, Pitchandampalayam Panchayat, Erode Taluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCD&BR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.
2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.
3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed. Road area and Public Purpose-A(Local body) Gift deed document no.1720/2025 Date:18.03.2025 Public Purpose-B(TANGEDCO) Gift deed document no. 1721/2025 Date: 18.03.2025
4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.
5. The fees/charges collected from the applicant are as follows:
Layout approval fees: 317109/- Dt. 09/10/2025
Layout inspection fees: 1000/- Dt. 09/10/2025
Conversion charges: 52500- Dt. 29/09/2025
Therefore, Subject to Specific Conditions, Erode District, Erode Taluk Pitchandampalayam Panchayat, Veppampalayam Village, S.F No. 17/3. extent of 2.425 Acre (or) 9820.0 Sqm(105703 sq Feet) It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1. Erode District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: 4BX708RU/2025/TCP Dated: 28.03.2025.and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 83/2025
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 by 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 and 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 handed over to the local body is

not permitted.

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

11. Applicant should obtain permission from the concerned The special officer/President of Pitchandampalayam Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

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

1) Plot area : 9820.00 Sq.m

2) No of plots : 39

3) Area of Road : 3888.28 Sq.m

4) Public use (Local body) : 32.20.Sq.m

5) Public use (TANGEDCO) : 33.01 Sq.m

6) Park area (10%) : 593.17 Sq.m(Government guideline value amount has been paid by the applicant.)

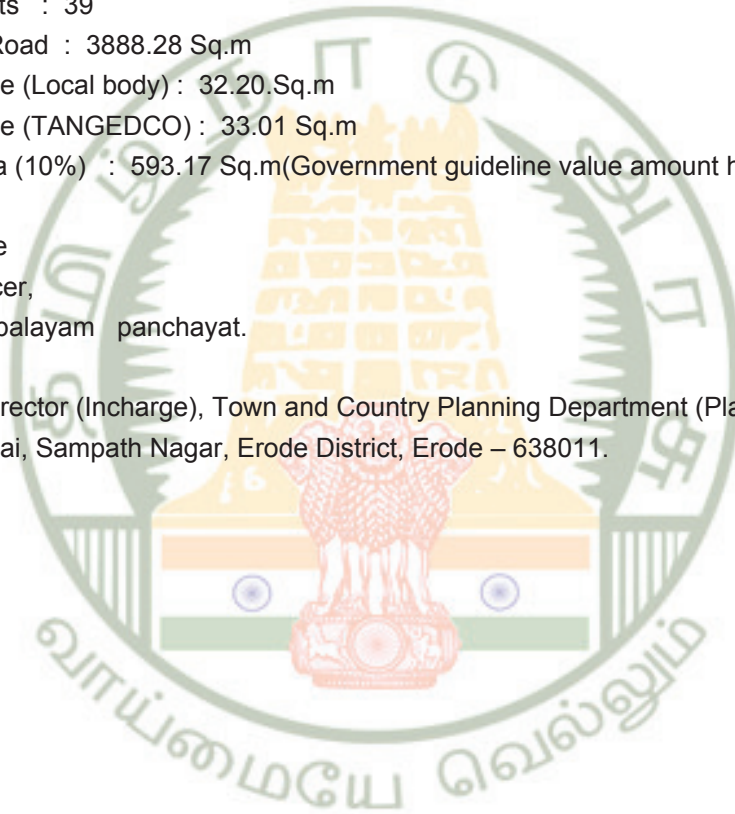
P. Amburose

Special Officer,

Pitchandampalayam panchayat.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.



Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.10.18 12:35:13



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.

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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.

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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.

