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RE REGULATORY RECORD

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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. SC2KEYQM/2023/TCP

Date : 08/09/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Erode Corporation,
Erode Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning. – Chithode New Town Development Authority- R.S.F No: 322/1C1A - Suriampalayam Village - Erode Corporation - Erode Taluk - Erode District- 0.49 1/2 Acre or 2004.00sqm Extent - Technical clearance issued - forwarded for further action - Reg. -

Ref :
1.Applicants P Tamilarasi, Online application No. SC2KEYQM, date. 27.06.2023.
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 04.08.2023
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4.Applicants P Tamilarasi, gift deed uploaded Dated:30.08.2023
(Gift deed document No.Local body: 5630/2023 Dt. 29.08.2023, TANGEDCO 5631/2023 Dt.29.08.2023)
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.19119/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.Demand payment Request Letter, dated: 04.08.2023 and 31.08.2023 (requiring payment of Centage Fee, Display Board Fee and Flag Day
Fund).
14.Applicants P Tamilarasi, Letter, Dated: 30.08.2023 and 07.09.2023 (Payment of Centage Fee, Display Board Fee, Flag Day Fund).
15.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 of
0.49 1/2 Acre or 2004.00sqm Extent in the land bearing R.S.F No: 322/1C1A, Suriampalayam Village, Erode Corporation, Erode 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 and park meant for local body and TANGEDCO vide reference
2nd cited above.
On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Centage charges vide reference 14th
cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:

.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is ssigned as
WP/DTCP/ERODE/LAYOUT APPROVAL No.378/2023 and SWP/DTCP/ERODE CNTDA / Planning Permission No.04/2023.
. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the espective Acts.
.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the pproval issued
hall be forwarded to this office for record.
.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration epartment and
he office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the pplicant to
ay the requisite charges for making mutation in the Tamilian/Collab land website.
. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
SPECIAL CONDITIONS:
.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the ecessary
ees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After ollecting the
ecessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the pplicant(s)
irectly.
) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning uthority
long with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other menities
ke storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the tandards specified
y the local body.
. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only he
ntitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing o
urchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises owards the
wnership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
. The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by he local
ody concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the rovisions of basic
nfrastructure like roads, drains, water supply etc. for the layout as per existing rules. Before taking over the infrastructure leveloped by the
wners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to e
rescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, he
naintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged nder the
irections issued by the Government Order vide references 8th, 9th and 10th cited above.
. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes uch as Local
ody and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing he final
pproval.
. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, ook, sell or
ffer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate roject or
art of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said rovisions.

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. 3006.00-Dt. 27.06.2023
Centage Charges: Rs. 10800.00/-Dt. : 07.09.2023
Display Board: Rs.10000/- Dt. : 07.09.2023
Development Charges : Rs.10050/- Dt. : 07.09.2023
OSRA fess:Rs.43079/- Dt. 30.08.2023

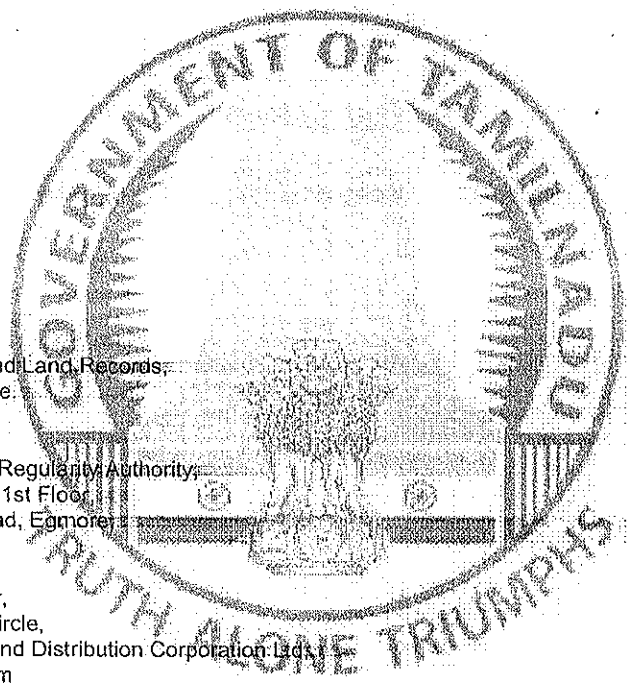
Copy to
P Tamilarasi,
194-Chinnamuthu Main st,
Edaiyankattu valasu,
Veerappanchatiram,
Erode-638011

1. The Tahsildar.
Erode Taluk,
Erode District.

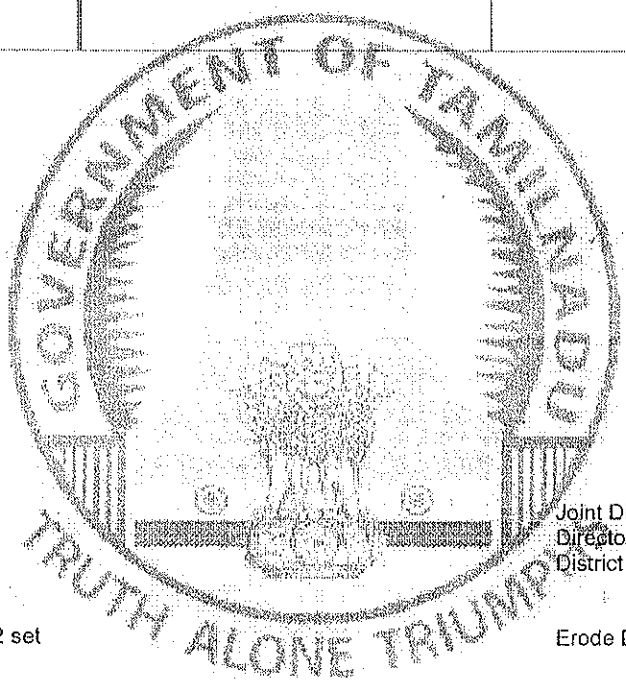
2.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

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

4. Superintending Engineer,
Electricity Distribution Circle,
Tamil Nadu generation and Distribution Corporation Ltd.,
Erode/Gobichettipalayam
Erode District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3006	27/06/2023
2	OSR Fee	43079	30/08/2023
3	Centage Charges	3900.00	07/09/2023
4	Development Charges	10050.00	07/09/2023
5	Display Board Charges	10000.00	07/09/2023
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:2023.09.08 15:55:51

ERODE CITY MUNICIPAL CORPORATION / ஈரோடு மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt No. / பற்றுச்சீட்டு எண் : 056/103/2/23-24/0013888

Receipt Date / பற்றுச்சீட்டு நாள் : 12-Feb-2024 05:23:41 PM

Service Name / சேவையின் பெயர் : Deposit

Applicant Name / விண்ணப்பதாரர் பெயர் : P TAMILARASI

Address / முகவரி : R S F NO 322/1C1A,R.N PUDUR- C. M NAGAR (WD-03) , Suriyampalayam,Suriyampalayam , PIN Code -638005

SI Ward / Ward / பிரிவு / வார்டு : WARD-03

Mobile No / அலைபேசி எண் : 9677397048

Payment Mode: Cash

S. No. / வ.எண்	Fees Description	Amount / தொகை ₹
1	DEPOSIT OTHERS	22000.00

Remarks:R S F NO 322/1C1 A SURIYAMPALAYAM VILLAGE - LAYOUT DEPOSIT 2004 SQ MT

3062571

Total / மொத்தம் ₹ 22000.00

CFC Counter / சேவை மையம்

Issued By / வழங்குபவர்

Signature / கையொப்பம்

கட்டணமில்லா தொலைபேசி எண் : 1800 4259 4890

Note : Cheque Payments are subject to Realisation

Whats App No : 94890 93263

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

Verified RealEstate™

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
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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.