Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Layout Application - Final Approval Letter

Roc No: ERD/CHENNIMALAI/ V. VELLODE/LAYOUT/ 05/2024-2025

Date: 11/28/24 8:20 AM

From:

Village Panchayat

Vadamugam Vellodu

To :

Tmt Shobika,
100/93,Vasatha Nagar,
Pudupalayam,
Paramathivelur
Namakkal-638008.

Online Application Number: JJ12HD98

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of the Erode District Town and Country Planning -R.S.F.No:448/2E in Vadamugam Vellode Village, Vadamugam Vellode Panchayat – Perundurai Taluk - Erode District – .0.647 Acre or 2620.00 sqm Extent -
Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Tmt. SHOBIKA Online application No. JJ12HD98/2024/TCP Dated: 29.08.2024.
2.District Town and country planning Office, Erode, letter dated:11.09.2024
3.Letter No.M.M.A1/7365/2024, Dated.13.08.2024 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. Vadamugam Vellode Panchayat Resolution Number:05/2024 Date:20.11.2024

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 0.647Acre or 2620 .00 Sq.m in the land bearing R.S.F.No: 448/2E in Vadamugam Vellode Village, Vadamugam Vellode Panchayat, Perundurai Taluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-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.6776/2024Date:14.09.2024, Public Purpose-B (TANGEDCO) Gift deed document no.6777/2024 Date:14.09.2024
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 : 7000/- Dt.20.11.2024
Layout inspection fees : 1000/- Dt.20.11.2024
Conversion charges : 18000/- Dt.25.10.2024

Therefore, Subject to Specific Conditions, Erode District, Perundurai Taluk, Vadamugam Vellode Panchayat, Vadamugam Vellode Village, R.S.F.No: 448/2E. extent of 0.647 Acre or 2620.00Sq.M. 'Shri Varahi Promoters – SMART CITY PHASE -3 ' It is hereby ordered to grant Approval for the above mentioned Residential Layout.

1. Erode District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: JJ12HD98/2024/TCP Dated: 18.09.2024.and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 261/2024
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 Vadamugam Vellode 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) No of plots : 07
2) Area of Road : 1072.87 Sq.m
3) Public use (Local body) : 9.37 Sq.m
4) Public use (TANGEDCO) : 9.00 Sq.m
5) Park area : 154.71 Sq.m (Government guideline value amount has been paid by the applicant.)

Tmt :J.VASUKI JEGANATHAN
President
VADAMUGAM VELLODE Panchayat.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.
2. The Sub Registrar, Office of the Sub Registrar, Aval Poondrai .
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA Erode.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Erode.
5. Block Development Officer (Rural Panchayat),CHENNIMALAI Union Office, Vadamugam Vellode

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.11.28 08:20:26

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
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.