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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 239/2025 **Date:** 12/2/25 2:07 PM

From:

Executive officer

35,Main road .Kugalur

To :

Thiru. T CHINNASAMY
5/399, Alangkattuthottam,
Mettukadai,
Erode-638107

Online Application Number: 0OTBP0GV

Sir/ Madam,

Sub :

Residential Layout - Erode District Town and Country Planning office - S.F.NO. 158/4A, 4B1, 158/4B2, 158/5A, 158/5B1, 158/5B2- Koogaloor 'A' village - Koogaloor Town Panchayat - Gobichettipalayam Taluk - Erode District - 1.6175 acre Extent – Technical clearance issued - Permission Issued – Reg.

Ref :

1. Applicant T CHINNASAMY Online application No. 0OTBP0GV, Dated:20.06.2025
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated: 04.07.2025
3. Letter No 1/5269/2025 Dated 17.06.2025 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.Applicant T CHINNASAMY giftdeed uploaded Dated:23.07.2025 (Gift deed document No.Local body Doc No-:1811/2025
Dt.10.07.2025, TANGEDCO Doc
No-1812/2025 Dt.10.07.2025)
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: 04.07.2025 and 25.07.2025
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
15.Applicants T CHINNASAMY Letter, Dated: 23.07.2025 and 30.07.2025 (Payment of Centage Centage Fee, Development and
Display Board Fee).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

1.a) With reference to the 7th cited and 9th 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.As per reference to the 16 th cited it is necessary to levy development charges for Non-Planning Area.
7. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not Legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease
deed, sale deed, gift
deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if
anyone else dispute
arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning Department is
not the right organization to decide this.
8.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.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2025.12.02 14:07:34

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

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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.