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

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025-2026 **Date:** 12/2/25 11:37 AM

From:

Village Panchayat

KUPPANDAMPALAYAM

To :

Thiru. N.Venkidusamy
Kuppandampalayam,
Anthiyur,
Erode,638455.

Online Application Number: 31XQ53T9

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Anthiyur Taluk, Anthiyur Panchayat Union, Kuppandampalayam Village Panchayat and Village acknowledging and Approving S.F.No: 306/ 1A3 of, 4.03 Acre or 16311 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru N.Venkidusamy Application no 31XQ53T9 Date: 06.07.2025
2. Road Pattern approved by District town country planning Office Erode date: 26.07.2025
3. Letter no. M.M.A1/7385/2025 Dated.24.07.2025 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. Applicacant Thiru. N.Venkidusamy giftdeed uploaded date 30.07.2025 (Gift Deed Document No. Localbody Document No 3343/2025 Dated 29.07.2025 Tangedco Doc No 3344/2024 Dated 19.07.2024
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2017
8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, 31XQ53T9/2025/ TCP, Dated: 06.07.2025
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 238/2025

10. Kuppandampalayam Panchayat Resolution No: 150/2025-2026, Dated:05.11.2025

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Taluk, Anthiyur Panchayat Union, Kuppandampalayam Panchayat and Village at S.F.No: 306/ 1A3 of, 4.03 Acre or 16311 sqm extent 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. 238/2025 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District 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 Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 1189.63 sq.m and road area space 1214.59 sqm donated to the Kuppandampalayam Panchayat with the document no: 3343/2025 dated: 29.07.2025 registered at the Anthiyur Sub registrar Office. TANGEDCO Public Space area of 68.20 sq.m donated to the Kuppandampalayam Panchayat with the Document no 3344/2025 dated 29.07.2025 Registered at the Anthiyur sub registered documents are handover to Kuppandampalayam Panchayat Office

3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs. 193440/- (Rupees One Laksh Ninty Three Thousand Four Hundered and Fourty Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20251124019646 Dated: 24.11.2025 and the bank Receipt has been handed over to the Kuppandampalayam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Kuppandampalayam Village Panchayat,and village S.F.No: 306/1A3 4.03 Acer or 16311 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No. 31XQ53T9/2025/ TCP, Dated: 06.07.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 238/2025, 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 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. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Copy to:

1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode - 638009
2. The SubRegistrar, Office of the SubRegistrar, Anthiyur.
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), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Kuppandampalayam Panchayat office, Anthiyur Panchayat Union.
7. Others – 2

KUPPANDAMPALAYAM PANCHAYAT RESOLUTION COPY

On 05.11.2025 in the month of November 2025 Wednesday at 10.30 am, the ordinary meeting Kuppandampalayam Special Officer was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Special Officer : R P AMUDHA (B D O) as Anthiyur Union Kuppandampalayam Panchyat
SUBJECT: Erode District, Anthiyur Taluk Anthiyur Panchayat Union, Kuppandampalayam Panchayat and Village S.F.No: 306/1A3 extent 4.03 acre or 16311 sqm granted Technical Clearance by Assistant Director (Incharge), District Townand Country Planning Department (Planning Permission), Erode District, ROC No. 31XQ53T9 /2025/ TCP, Dated: 06.07.2025 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No.238/2025.
Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No. 150/2025-2026, Dated:05.11.2025, is granted unanimously.

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Erode
Date:2025.12.02 11:37:22

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.