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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: 96/2025

Date: 6/23/25 12:14 PM

From:

Executive officer

254/1, Near Weekly Market, Erode Main Road, Perundurai

To :

M/s.NOVASCAPE REALITY VENTURES LLP AND PARAMASIVAM,
57, Kiliyampatti Road, Mullamparappu,
Kaspapettai (Po), Modakurichi,
Erode – 638115.

Online Application Number: U3MHI0E9

Sir/ Madam,

Sub :

Erode District - Karumandichellipalayam Town Panchayat - Residential Layout Approval - SF.No.425/1, 2, 3, 4, 5A, 7A, 7B1B, 7C1A -3.44.50 Acres (or) 13946 Sqm Extent – SWP/DTCP/ERODE/LAYOUT APPROVAL NO.39/2025 Date-18.02.2025 Technical Clearance Issued - Final Approval - Reg.

Ref :

1. Town and Country Planning Department (Planning Permission) Letter Roc No. U3MHI0E9/2025/TCP Dt.18/02/2025
2. Perundurai Sub Registrar Office Gift deed Document No.715/2025 Dt.07.02.2025 & 716/2025 Dt.07.02.2025
3. Karumandichellipalayam Town Panchayat Council Resolution No.126/2025 Dt. 05.06.2025

Body:

With Reference to the Town and Country Planning Department (Planning Permission) Letter No. U3MHI0E9/2025/TCP Dt.18/02/2025 to develop 3.44.50 acres (OR) 13946 sqmt of land in Karumandichellipalayam Town Panchayat, Perundurai Taluk, Erode District Technical approval has been granted by Assistant Director of Erode Town and Country Planning SWP/DTCP/ERODE/LAYOUT APPROVAL NO.39/2025 Date-18.02.2025. As per this Town Panchayat Council Resolution No.126/2025. Dt.05.06.2025, the final approval proposal was Approved.

In the Reference No.02 the applicant handover the roads 3849.92 sqm, Park-1 502.94 sqm, Park-2 516.56 sqm and Public Purposes (A) meant for local body 95.20 sqm as per Document No.715/2025 Dt.07.02.2025 and Public Purposes (B) meant for TANGEDCO 56.63 sqm as per Document No.716/2024 Dt.07.02.2025 handed over to Karumandichellipalayam town Panchayat.

The Basic Amenities like BT road, Drainage, Water supply facilities and Street lights works in the said plot have been carried out by the Applicants and have been inspected by Third Party which are in good condition. Total Charges amount Rs.1540906/- include the 3% of the market value of land as Land Use Conversion Charge Rs.854350/- as mentioned in Town and Country Planning Department technical permission letter as per Town Panchayat Challan No.350/2025-2026 dated 23.06.2025 was paid. So that, the final approval is issued to the mentioned layout subject to the following Conditions.

Conditions :

1. Technical permission for residential layout is granted subject to special conditions, layout conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this layout.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid layout approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this layout or sub-division of layout shall require proper approval from the concerned officer.
6. Assistant Director of Erode Town and Country Planning vide layout plan SWP/DTCP/ERODE/LAYOUT APPROVAL NO.39/2025 Date-18.02.2025 Plots should be sold only as notified on 18.02.2025.
7. There should be no encroachment on the roads, corner curbs, Parks and public places entrusted to the Town Panchayat as per the Perundurai Register office Gift deed documents.
8. The Parks and public utility areas should be handed over to the Town Panchayat by the layout owners after erecting wire fences and handing over the Patta in the name of Executive officer, Karumandichellipalayam Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this layout later on.
11. All conditions of Erode Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the layout permission issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the Applicants to the Town panchayat every 6 months until the plots are sold.
13. Before sold the plots in the above said Residential layout, applicant has to submit the RERA approval copy to Karumandichellipalayam Town Panchayat.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2025.06.23 12:14:27

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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