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: 02/2025-2026 **Date:** 1/28/26 7:00 PM

From:

Village Panchayat

PUNJAITHURAIYAMPALAYAM

To :

Thiru.G.K.JAYAPRAKASH AND THREE OTHERS
Punjaithuraiyampalayam,
Gobichettipalayam
Erode .

Online Application Number: 6O8SRQ3B

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, T.N.Palayam Panchayat Union, Punjaithuraiyampalayam Village Panchayat acknowledging and Approving in R.S.No: 491/2A, 2.44 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1.Applicant Thiru.G.K.JAYAPRAKASH AND THREE OTHERS Application Date:26.11.2024.
2.Letter no.13686/2017/LA1,dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter Roc.No.320/2022/TCP3, dated: 07.01.2022 of Commissioner of Town and Country Planning, Chennai (Circular)
4.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5.ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 6O8SRQ3B, Dated:05.12.2024
6.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 356/2024

Body:

1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, T.N.Palayam Panchayat Union, Punjaithuraiyampalayam Village and Panchayat , R.S.No: 491/2A, of 2.44 acres 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. 356/2024 dated on 05.12.2024 subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Deputy 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 On site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 42.79 sq.m and Roads area of 2647.89 sq.m are donated to the Perumugai Panchayat with the document no: 2404/2405 dated: 04.12.2024 registered at the T.N.Palayam Sub registrar Office.

3.According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.36600/- (Rupees Thirty six thousand and six hundred Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20251218007652 Dated: 03.1.2026 and the bank Receipt has been handed over to the Perumugai Panchayat by the Applicant.

4.The fees/charges collected from the applicant are as follows:

Layout approval fees : 39000/- Dt.07.01.2026

Layout inspection fees :212546/- Dt.07.01.2026

Therefore, Subject to Specific Conditions, Erode District, T.N.Palayam Panchayat Union, Punjaithuraiyampalayam Village and Panchayat , R.S.No: 491/2A, of 2.44 acres extent of 'SRI KRISHNA GARDEN, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. 6O8SRQ3B/2024/TCP Dated: 05.12.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:

SWP/DTCP/ERODE/LAYOUT APPROVAL No- 356/2024

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.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1) Plot area : 2.44 acres or 9874.00 sq.m.
2) No of plots : 37
3) Area of Road : 2647.89 sq.m
4) Public use (Local body) : 42.79 sq.m
5) Public use (TANGEDCO) : 42.85 sq.m
6) Park area : 722.61 Sq.m (Government guideline value amount has been paid by the applicant.)

Copy to:

1.Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

2.The Sub Registrar, Office of the Sub Registrar, T.N.Palayam.

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), Gobichettipalayam.

PUNJAITHURAIYAMPALAYAM PANCHAYAT RESOLUTION COPY
On 06.01.2026 in the month of January 2026 Tuesday at 11.00 am the Ordinary meeting of Punjaithuraiyampalayam Special officer was held in the Panchayat office Details of the actions taken in the meeting at that time as follows

Special Officer: Thiru.N.PREMKUMAR
Resolution No: 28/2026 is granted unanimously

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Erode
Date:2026.01.28 19:00:17

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.