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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024-2025 **Date:** 8/19/25 4:07 PM

From:

Village Panchayat

Kavundachipalayam

To :

Thiru. Palanivel

1/59 osukadu chillamparai Elanthakuttai

Thiruchengode

Namakkal-638008

Online Application Number: XE821IWD

Sir/ Madam,

Sub :

ResidentialLayout-ErodeDistrictPerunduraiTK,ChennimalaiUnionKavundachipalayamVillage Panchayat SF.No.38/1B of1.25Acre(or)5050.00Sq.m Residentialplanningapprovalhasbeen granted for the proposed residential Layout
in the area. Regarding final approval by Kavundachipalayam Village Panchayat

Ref :

ResidentialLayout-ErodeDistrictPerunduraiTK,ChennimalaiUnionKavundachipalayamVillage Panchayat SF.No.38/1B of1.25Acre(or)5050.00Sq.m .Residentialplanningapprovalhasbeen granted for the proposed residential Layout
in the area. Regarding final approval by Kavundachipalayam Village Panchayat

Body:

ResidentialLayout-ErodeDistrictPerunduraiTK,ChennimalaiUnionKavundachipalayamVillage Panchayat SF.No.38/1B of1.25Acre(or)5050.00Sq.m .Residentialplanningapprovalhasbeen granted for the proposed residential Layout

in the area. Regarding final approval by Kavundachipalayam Village Panchayat

The proposal received through online under reference 1st cited above, seeking approval for the formationofhousinglayouttoanextentof1.25 Acre or 5050.00sqminthelandbearingS.F.No: 38/1B in Kavundachipalayam Village, Kavundachipalayam Panchayat, Chennimalai Union, Perundurai Taluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019andtheroadpatternplanisapprovedinwhichareaforroads,areameantforPublicpurposeforlocal body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the

Body:

respectiveauthoritiesthroughgiftdeedsaspertheGovernmentordersandCircularsunderreferences2to 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 purposebegiftedbytheapplicant(s)andgiftdeedberegisteredinthenameoftheauthoritiesconcerned viz. Local body/TANGEDCO.

3. Youaretherefore,requestedtohandovertheroadspace,andthePublicPurpose-Asite(reservedlocal 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, Park Area and Public Purpose-A(Local body) giftdeed uploaded Dated:27.12.2024.(Gift deed document No.Local body Doc no.7908/2025 Dt.18.12.2024 and TANGEDCO Doc no.7909/2024 Dt.18.12.2024,

4. Onreceiptoftheregisteredgiftdeedinoriginalandonreceiptrequisitefees,theapprovedplanwillbe sent to the local body for Sanctioning of the layout with a copy marked to applicant.

TheApplicantshallbearsoleresponsibilityforcivilsuitsarisingoutofdeedregistrationsandchangesin land

ownership.

9. ConstructionofhighvoltageAowvoltagepowerlinesfortheplotstobesoldbytheApplicantthroughthe reserved

area of Public or Open space handed over to the local body is not permitted.

10. ItisalsoinformedthatanyviolationoftheaboveconditionswillresultinthecancellationofthisLayout approval.

11. Applicant should obtain permission from the concerned The special officer/President of

Village

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.