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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. R9MN0IWP/2025/TCP

Date : 11/04/2025

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

The Executive /officer,
Sivagiri Town Panchayat,
Kodumudi Taluk,
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning R.S.No: 23/2B,25/3A2 & 25/3B, Sivagiri A village – Sivagiri Town Panchayat - Kodumudi Taluk - Erode District -5.391/2 Acres Or 21834.00 sqm Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mrs.S.Rajeswari and A.Vishal Gupta, Online application No. R9MN0IWP Dated: 23.01.2025.
2. The Deputy Director, Erode District Town and Country Planning office Inspection Report of Online Application No.R9MN0IWP/2025 Dated:13.02.2025.
3. Road pattern plan approved by Directorate of Town and Country Planning Chennai, Application No. R9MN0IWP/2025/TCP3, dated: dated: 18.02.2025.
4. Letter No.Mu.Mu/10234/2024, Dated. 12.11.2024 of Joint Director, Agriculture department, Erode District.
5. Executive Engineer, Water Resource Department, Kil Bhavani, Letter No.Va3/KO-107/ 59M/2025, Dated:06.02.2025.
6. Applicants Mrs.S.Rajeswari and A.Vishal Gupta, giftdeed uploaded Dated: 05.03.2025.(Gift deed document No.Local body 543/2025 Dt.04.03.2025, TANGEDCO 542/2025 Dt.04.03.2025).
7. Plot Pattern Technical Concurrence by Directorate of Town and Country Planning Chennai, dated: 11.03.2025.
8. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
9. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
10. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. 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.
12. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
13. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
14. Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
15. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
16. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
17. Demand payment Request Letter, Dated: 11.03.2025. (requiring Payment of Centage Centage Fee, Development Display Board Fee and Flag Day Fund).
18. Applicants Mrs.S.Rajeswari and A.Vishal Gupta payment received, Dated: 09.04.2025 (Payment of Centage Centage Fee, Development Display Board Fee

and Flag Day Fund).
19. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
20. G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

Order :-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, forwarded to Director of Town and Country planning Chennai for Technical concurrence. The applicant was directed to handover the lands for parks, roads, public purposes meant for local body and TANGEDCO vide reference 3rd cited above. On receipt of gift deed vide reference 6th cited above. The Technical concurrence is issued vide reference 7th cited above for Residential Layout at Erode District, Kodumudi Taluk, Sivagiri Town Panchayat, Sivagiri 'A' Village, the land bearing S. F. NO. 23/2B,25/3A2 & 25/3B, site area of 5.391/2 Acres Or 21834.00 sqm and the number is assigned as L.P / DTCP No.24/2025. The receipt of payment of charges such as Centage charges, Display board charges and Flag Day Charges vide reference 18th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions: The Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
2. The applicant should submit the original Gift deed of 6th cited above to the concerned local body.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamilian/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
7. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division
SPECIAL CONDITIONS:
1.a) With reference to the 11th cited Government Orders,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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3. 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 entitlement to development is verified in the documents submitted with 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

appropriatecompetent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
4. 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 11th, 12th and 13th cited above.
5. With reference to the 14th cited and 15 th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favor concern local body.

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. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

6.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. The payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

7.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 32751/- Dt.23/01/2025
Centage Charges: Rs. 27900.00/-Dt.09.04.2025
SubDivision Charges 37200.00/-Dt.09.04.2025
Development Charges 109625.00/-Dt.09.04.2025
Display Board: Rs.10000/- Dt. 09.04.2025

Copy to
1. Tmt.S.Rajeswari and Thiru.A.Vishal Gupta,
88/2, Gandhiji Street, Carmel School opp.,
Kollampalayam, Kasipalayam,
Erode – 638002.

2.The Tahsildar.
Kodumudi Taluk,
Erode District.

3.The Assistant Director,

Department of Survey and Land Records,
Collectorate Office, Erode.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5. Superintending Engineer,
Electricity Distribution Circle,
Tamil Nadu generation and Distribution Corporation Ltd,
Erode,
Erode District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	32751	23/01/2025
2	OSR Fee		
3	Centage Charges	27900.00	09/04/2025
4	Development Charges	109625.00	09/04/2025
5	Display Board Charges	10000.00	09/04/2025
6	Satellite town charge		
7	Sub Division Charge	37200.00	09/04/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Erode District.

Enclosure

1.Layout original map and Condition – 2 set

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.