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Town and Country Planning Department(Planning Permission)

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

ROC No. 4VMDN3OJ/2025/TCP Date : 14/02/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development officer
Pudur Pancahayat
Modakurichi Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Erode Local Planning Authority - Erode District Town and Country Planning office – S.F.No:- 338/8B2B in 46 Pudur Village - Pudur Pancahayat- Modakurichi Taluk - Erode District – 0.67 Acre (or) 2713.0 sqm Extent – Planning Permission issued- forwarded for further action – Reg.

Ref : 1.Applicant Mrs.Kaushika Dhanapackiam Periyasamy,. Online application No. 4VMDN3OJ, Dated:04.01.2025
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated:07.02.2025
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.Applicant Mrs.Kaushika Dhanapackiam Periyasamy giftdeed uploaded Dated:12.02.2025 (Gift deed document No.Local bodyDoc No-:1021/2024
Dt.11.02.2025,TANGEDCO Doc No-1022/2025 Dt.11.02.2025)
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Demand payment Request Letter, Dated: 07.02.2025 and 13.02.2025
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
14.Applicants Mrs.Kaushika Dhanapackiam Periyasamy, Letter, Dated:12.02.2025 and 13.02.2025 (Payment of Centage Centage Fee, Development Display
Board Fee and OSR Guideline Value).
15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Order:
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of - 0.67 Acre
(or) 2713.0 sqm in the land bearing S.F.No:- 338/8B2B in 46 Pudur Village, Pudur Pancahayat,Modakurichi Taluk, Erode District.was processed as per the
prevailing rules and after perusing the records and after conducting site inspection. the applicant was directed to handover the portion of land earmarked
for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deeds vide reference 5th cited above,
On receipt of payment of charges such as OSR charges, Development Charges, and Centage charges vide

reference 14th cited above, the technical
clearance/ concurrence/Planning Permission is issued to the mentioned Layout subject to the following conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned Layout and the number is assigned as SWP/DTCP/ERODE
LPA/LAYOUT APPROVAL No.41/2025 and The planning permission is SWP/DTCP/ERODE LPA/ Planning Permission No.03/2025.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

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 Tahsildhar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the TamilNilam/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 7th cited and 8th cited letter, 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 them 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 oflocal body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like stormwater drains, water
supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through
the appropriate forum. This office is not the appropriate authority to decide on this.

3. 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 rains 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 8th, 9th and 10th cited above.

4. 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. As envisaged under 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 to comply the said provisions.

6. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, 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 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 appropriate competent court. The Directorate of Town and Country Planning Department is not
the right organization to decide this.

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

Scrutiny Fee: Rs. 4069.0/-Dt.04.01.2025
OSR charges: Rs.80908.0/-Dt.12.02.2025
Development charges:Rs. 13815.0/-Dt.13.02.2025
Centage Charges: Rs.4800/-Dt. 13.02.2025
Display Board: Rs.10000/- Dt. 13.02.2025
SubDivision Charges: Rs.6400/-Dt. 13.02.2025

Copy to
1. Mrs.Kaushika Dhanapackiam Periyasamy,
23/15, Pappan Thottam, Nochikattuvalasu,
06 Pudhur Village,
Modakurichi Taluk,
Erode,638002,

2.The Tahsildar.
Modakurichi 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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4069	04/01/2025
2	OSR Fee	80908	12/02/2025
3	Centage Charges	4800.00	13/02/2025
4	Development Charges	13815.00	13/02/2025
5	Display Board Charges	10000.00	13/02/2025
6	Satellite town charge		
7	Sub Division Charge	6400.00	13/02/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Erode District.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
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Chennai, India

hello@verified.realestate
+91 9996 12 9996
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