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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2024-25/NICH

Date: 8/23/24 7:35 PM

From:

Village Panchayat

Nichampalayam

To :

Tmt. Malathi T
8/156 Palakarai Road, Thuduppathi
Goundampalayam
Perundurai
Erode,638057

Online Application Number: QFZM4TXF

Sir/ Madam,

Sub :

Residential Layout –Erode District, Perundurai Panchayat Union, Nichampalayam Village Panchayat–Nichampalayam Village S.F.No:463/4B, 477/8A, 8B2,478/1A, 2A of 1.95 Acre (7903.0 Sq m) extent Residential Plot Approving -Technical Clearance issued byAssistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. Applicants Tmt.Malathi T Application No. QFZM4TXF Dated:27.02.2024.
2. Letter No. 19799/2020, dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
3 Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4 Letter No.12201/2017/CP,dated:28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
5 G.O.79,Housingand Urban Development Department,Dated:04.05.2017
6 ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, . QFZM4TXF /2024/TCP, dated:27.05.2024
7 The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No. 151/2024.
8 NichampalayamPanchayat Resolution No:37/2024-2025, Dated:19.08.2024

Body:

Order::-
In the above reference cited in the 6, the Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the S.F.No:463/4B, 477/8A, 8B2,478/1A, 2A Nichampalayam panchayat, Erode District, Erode with an extent of 1.95 Acre (7903.0 Sq m) vide his proceeding Roc No. QFZM4TXF /2024/TCP, dated:27.05.2024 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.151/2024 subject to special conditions and Technical Clearance from The Local Body / Authority. Letter received from the Assistant 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 Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Road as indicated on the map and other amenities like Strom water drains, Water Supply Facilities has been provided as per the Standard specified by the local Body. A Public utility Space area of 32.70 Sq.m and 2326.89 Sq.m for road were donated to the Nichampalayam Panchayat with the gift deed document No:1247/2024 dated 16.05.2024 registered in Perundruai Sub registrar Office. According to the ordinance in the reference 5 cited, 3% of Market Value of land as land use conversion charges of Rs.29400/- (Rupees Twenty Nine thousand Four Hundred only) has been paid by the Applicant through State Bank of India, Receipt No:20240815000739 Dated:15.08.2024 and the bank Receipt has been handed over to the Nichampalayam Panchayat by the Applicant.In the above reference 7 cited, the securitizing fee of Rs.1000/- per plot has been collected for 33 numbers of plots. Rs.33000 and Development charges including Inspection charges of Rs.1000 total sum of Rs.34000/- has been paid by the applicant through online dated on 14.08.2024 paid by the applicant through online Receipt. The above reference cited in 8th. The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No: 37/2024-2025, Dated: 19.08.2024. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated S.F.No:463/4B, 477/8A, 8B2,478/1A, 2A of Nichampalayam Village Nichampalayam Panchyat, Erode District, Erode with and extent of 1.95 Acre (7903.0 Sq m) with the following conditions.

Conditions:-:,
1.All the Special conditions mentioned in the Assistant Director (Incharge), District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode,IPS1J13P/2023/TCP, Dt.08.12.2023 must be strictly follows.2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.3.Thedetailsoftheplotsdividedinthe 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.If any difference arises the Applicants has to pay the difference in rates off espied by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6.The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition off and layout approval and planning permission. 7.The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership. 8.Construction of high voltage/low voltage power lines for the plots tobe sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.9.If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 10.The President of Nichampalayam Panchayat has issuing the final approval against the documents submitted by the applicant. In case of any document found in false,the approval shall be canceled without any prior intimation to the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
President
NichampalayamPanchayat.

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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