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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc. No.372/2023 Date: 3/8/24 3:06 PM

From:

Executive officer

109, South Street, Avalpoondurai, Erode - 638115

To :

Mr.P.Sakthimurugan, 312A1-Mahalakshmi Bhavanam, Poondurai Road, Erode -638 115.

Online Application Number: BF6S6IM5

Sir/ Madam,

Sub :

Residential Layout - Erode District, Avalpoondurai Taluk, Avalpoondurai Town Panchayat, Avalpoondurai "A" Village, Ward No.5, Eswaran Kovil Main Street, R.S.No.323/5 of 0.9587 acres or 3880sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Avalpoondurai Town Panchayat

Ref :

1 Mr.P.Sakthimurugan, 312A1-Mahalakshmi Bhavanam, Poondurai Road, Erode -638 115. theirs (Online) Application No.BF6S6IM5/2023/TCP, Dated:26.08.2023
2 Proceeding of Erode District Deputy Director of Town and Country Planning Roc No. BF6S6IM5/2023/TCP, Dated:28.10.2023
3 Gift deed to Avalpoondurai Town Panchayat as Register No.1/8314/2023, Dt: 12.10.2023 at Avalpoondurai Register Office
4 Gift deed to TANGEDCO as Register No.1/8313/2023, Dt:12.10.2023 at Avalpoondurai Register Office
5 Proceeding of Erode District Deputy Director of Town and Country Planning Roc No. BF6S6IM5/2023/TCP, Dated:28.10.2023
6 Avalpoondurai Town Panchayat Resolution No.175/2023, Date:29.11.2023
7 Other Relating Documents.

Body:

Erode District, Avalpoondurai Taluk, Avalpoondurai Town Panchayat, Avalpoondurai "A" Village, Ward No.5, Eswaran Kovil Main Street, R.S.No.323/5 of 0.9587 acres or 3880sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr.P.Sakthimurugan, 312A1-Mahalakshmi Bhavanam, Poondurai Road, Erode-638115. theirs (Online) Application No.BF6S6IM5/2023/TCP, Dated:28.10.2023 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Erode, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Erode Urban Development Ward No.5, Eswaran Kovil Main Street, R.S.No.323/5 of 0.9587 acres or 3880sq.m. Technical Approval No.SWP/DTCP/ERODE/LAYOUT APPROVAL NO:429/2023 has been given for dividing the plot into 17 plots in the area, and the road and public allotment have been handed over to the Avalpoondurai Town Panchayat in this plot. Borough Council Resolution No.175/2023, Dt:29.11.2023 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.
2. Any land owned by the Municipal Corporation and other Government Departments shall not be include in this plot.
3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.
4. To maintain constructed roads and storm water drains at his own expense for five years.
5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.
6. There shall be no encroachment on the public allotment land and roads which have been donated to the Avalpoondurai Town Panchayat in the Avalpoondurai Registrar's office. The transferred public utility spaces should be handed over to the municipality.
7. To replace the low voltage transmission line passing through the plot in the course of the road at their own cost.
8. Conditions mentioned in the allotment letter should be followed.
9. Further action is requested to be taken as mentioned in the Government order found in the annexure.
10. Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.
11. In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.
12. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.
13. The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.
14. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it. No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.
15. Streets shown on the approved map shall have building limits as shown on the map. 1.5 meters (5 feet) for 12 meters (40 feet) and 15 meters (50 feet) wide for roads between 7 meters (23 feet) and 9 meters (30 feet) wide for roads between 24 meters (80 feet) wide and above The building boundary should be 6 meters (20 feet). As per the municipal building rules, no building or wall shall be constructed on the land within the boundary of the plot and the building limit, 1.8 m (6 feet) from the highest level of the street and not exceeding 2.4 m (8 feet) in height as per the district municipal building rules.
16. Do not level the ground more than required for footing, repair landslides, dig up soil from the plot and create ditches and pits.
17. The petitioner should obtain approval from the concerned Executive officer, Avalpoondurai Town Panchayat for the plot. Before construction of buildings on the land in the subdivision, permission for each building must be obtained from the local authority.
18. Ordinance no.71. Rural Development Department Day. Based on the notification dated 16.06.2003 Ordinance no.134, Municipal Administration and Drinking Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.
19. If the proofs provided regarding the land ownership and the documents submitted for

consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.

20. A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.

21. All the Conditions should be followed as per order of Roc No.BF6S6IM5/2023/TCP, Dated on 28.10.2023 of Deputy Director of Erode District Town and Country Planning.

Executive officer



Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.03.08 15:06:51

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.