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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 85/2025 date : 23/05/2025

Date: 6/17/25 10:44 AM

From:

Executive officer

135, Main Road, Kandasamypalayam Post, Sivagiri Via, Erode DT- 638109

To :

Thiru.C.R.Sankar.And M.Krishnamoorthy
S/o.Ramasamy Gounder.
D.No.87/42A.
Selvanagar.
Thandampalayam (Po) 638109
Erode District.

Online Application Number: PGFQUTWY

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Kodumudi Taluk, Kollankovil Town Panchayat Ward No.12 Thandampalayam (Sasti Garden) acknowledging and Approving Kollankovil Village A in R.S.F.No: R.S.No: 879/5C1A,879/6A,881/11B, 893/1, 893/2A, of 1.53 acres or 6193.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg

Ref :

1. Applicant Thiru.C.R.Sankar And M. Krishnamoorthy, Application No: PGFQUTWY/2025/TCP Date:29.01.2025.
2. Letter no.13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. Letter no. 19799/2020/T, dated: 24/12/2020 of Deputy Director of Town and Country Planning, Erode (Circular)
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
6. Road Pattern Plan approvel by the District Town and country Planning office erode PGFQUTWY/2025/TCP Date:07.02.2025
7. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, PGFQUTWY/2025/TCP Date:06.03.2025
8. Technical Clearance/ Concurrence/ Planning Permission issued Layout number:

SWP/DTCP/ERODE/LAYOUT APPROVAL No- 61/2025 , Dated: 06.03.2025

9. Kollankovil Town Panchayat Chairmen anticipate Letter Date:07.05.2025

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Kollankovil Town Panchayat , R.S.No: 879/5C1A,879/6A,881/11B, 893/1, 893/2A, of 1.53 acres proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ERODE/LAYOUT APPROVAL No- 61/2025, Dated:06.03.2025 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 69.55 sq.m and Roads area of 1206.11 sq.m are donated to the Kollankovil Town Panchayat with the document no: 428/2025 dated: 19.02.2025 registered at the Sivagiri Sub registrar Office.

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

Layout approval fees : 247865/- Dt.06.05.2025 (Through Online)

Therefore, Subject to Specific Conditions, Erode District, Kollankovil Town Panchayat R.S.No: 879/5C1A,879/6A,881/11B, 893/1, 893/2A, of 1.53 acres extent.It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. PGFQUTWY/2025/TCP Dated: 06.03.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 61/2025

All the Special conditions mentioned must be strictly followed.

2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.

3.he details of the plots divided in the 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.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any

Erode District

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind

Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

Executive officer

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

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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
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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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