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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-25 Date: 6/14/24 6:24 PM

From:

Village Panchayat

NOCHIKUTTAI

To :

Thiru. S.Thangaraj & M.Muthusamy
Nop.1/22 Melangadu,
Naduvacheri,Vaduganoor
Avinashi Taluk,
Tiruppur -641654

Online Application Number: REF22660

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Bhavanisagar Panchayat Union, Nochikuttai Village Panchayat acknowledging and Approving in R.S.No: 484/1A2A,484/1A2B,484/3B1-2.57 3/4 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru.S.Thangaraj & M.Muthusamy Application Date:07.02.2024
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. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No:REF22660/2024/TCP
6. ;Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 61/2024 Dated: 08.03.2024
7. Resolution No: 46/2023-24 is granted unanimously

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Bhavanisagar Panchayat Union, Nochikuttai Village and Panchayat , R.S.No: 484/1A2A,484/1A2B,484/3B1-2.57 3/4 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. 61/2024 dated on 08.03.2024 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 43.93 sq.m and Roads area of 2843.44 sq.m are donated to the Nochikuttai Panchayat with the document no: 1494/2024 dated: 28.02.2024 Registered at Punjai Puliampatti Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.39000/- (Rupees Thirty Nine Thousand Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240527017075 Dated: 27.05.2024 and the bank Receipt has been handed over to the Nochikuttai Panchayat by the Applicant.

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

Layout approval fees : 47000/- Dt.27.05.2024

Layout inspection fees :1000/- Dt.27.05.2024

Therefore, Subject to Specific Conditions, Erode District,Bhavanisagar Panchayat Union, Nochikuttai Village and Panchayat , R.S.No: 484/1A2A,484/1A2B,484/3B1-2.57 3/4 acres extent of ''MUTHU AVENUE ANNEX", 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: REF22660/2024/TCP Dated: 08.03.2024 Noand Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:

7. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 61/2024 Dated: 08.03.2024

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. The 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 difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1) Plot area : 2.57 3/4 acres (or) 10441.00 sq.m.
2) No of plots : 47
3) Area of Road : 2843.44 sq.m
4) Public use (Local body) : 43.93 sq.m
5) Public use (TANGEDCO) : 44.97sq.m
6) Park area : 781.32 Sq.m (Government guideline value amount has been paid by the applicant.)

To,

Thiru. S.Thangaraj & M.Muthusamy
Nop.1/22 Melangadu,
Naduvacheri,Vaduganoor
Avinashi Taluk,
Tiruppur -641654
Copy to:
1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009
2. The Sub Registrar, Office of the Sub Registrar, Punjai Puliampattai
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat),DRDA Erode.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Gobichettipalayam.
5. Block Development Officer (Rural Panchayat), Bhavanisagar Union Office,), Bhavanisagar
6. Panchayat Secretary, Nochikuttai Panchayat office Bhavanisagar Panchayat Union.
7. Others – 2

NOCHIKUTTAI PANCHAYAT RESOLUTION COPY (Resolution No: 46/2023-24)

On 14.03.2024 in the month of March 2024 Thursday at 11.00 am the Ordinary meeting of Nochikuttai panchayat members was held in the panchayat office Details of the actions taken in the meeting at that time as follows

President: Tmt. E.BALAMANI as Panchayat President
6 Ward members including the Panchayat President
SUB: Erode District Panchayat U), Bhavanisagar union, Nochikuttai Panchayat "A" , Nochikuttai Village , "MUTHU AVENUE ANNEX", , S.F.No: 484/1A2A,484/1A2B,484/3B1 extent 2.57 3/4 acres granted Technical Clearance by Assistant Director (Incharge). District Town and Country Planning Department

Village

Signature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.06.14 18:24:33

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

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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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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.