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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 3/2025-2026/LA/PUDUR

Date: 4/29/25 4:46 PM

From:

Village Panchayat

46 PUDUR

To :

Thiru. Baskar and Six Others
61, LIC Nagar, Erode Railway colony, Moolapalayam,
Erode,638002

Online Application Number: ZCZVF6Q6

Sir/ Madam,

Sub :

Residential Layout – Erode District, Modakurichi Panchayat Union, 46 Pudur Village Panchayat – Pudur A Village S.F.No:141/3B in 1.42 Acre (5750.0 Sqm) Extent Residential Plot Approving -Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1) Applicants Thiru.Baskar and Six others online Application No.ZCZVF6Q6, Dated: 16.09.2024.
2)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3)Letter 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)G.O.79, Housing and Urban Development Department,Dated:04.05.2017
6)G.O.181, Housing and Urban Development Department,Dated:09.12.2020
7)G.O.141, Housing and Urban Development Department,Dated:16.07.2022
8)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
9)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
10)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II(2)) Department Dt. 05.12.2024
11)Assistant Director of Town and Country Planning Department (Planning Permission), Erode, Roc. No.ZCZVF6Q6/2024/TCP dated:04.11.2024
12)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.

311/2024 and The planning permission is SWP/DTCP/ERODE LPA/ Planning Permission No.30/2024
13) 46 Pudur village Panchayat Resolution NO.100/2025-2026, Dated:28.04.2025
14) Assistant Engineer, Modakurichi Panchayat Union site inspection dt. 28.04.2025

Body:

Order
In the above reference cited in the 11, 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:141/3B 46 Pudur A Village, 46 Pudur village panchayat, Erode District, Erode with an extent of 1.42 Acre (or) 5750.0 sqm Extent vide his proceeding Roc. No.ZCZVF6Q6/2024/TCP dated:04.11.2024 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.311/2024 and The planning permission is SWP/DTCP/ERODE LPA/ Planning Permission No.30/2024 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 Roads 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 21.50 Sq.m and 1845.29 Sq.m for road were donated to the 46 Pudur Panchayat with the gift deed document No:7258/2024 dated 04.10.2024 registered in Avalpoondurai Sub registrar Office. According to the ordinance in the reference 5th cited, 3% of Market Value of land the sum of of Rs.47800/- (Rupees Forty Seven Thousand Eight Hundred only) has been paid by the applicant as land use conversion charges through State Bank of India, Receipt No:20250428065084 Dated:28.04.2025 and the bank Receipt has been handed over to the 46 Pudur Panchayat by the Applicant. In the above reference 12th cited, as a non planning area, the securitizing fee of Rs.1000/- per plot has been collected for 23 numbers of plots. Rs.23000 as securitizing charges along with Inspection charges of Rs.5000 a sum of Rs.28000/- and as per the reference 10th cited, Layout approval fees of Rs.247548/- (61887 Sq.f and Rs.4/- per Sqf.) total sum of Rs.275548/- has been paid by the applicant through online. The above reference cited in 13th The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:100/2025-2026, Dated:28.04.2025. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated in the Situated in the S.F.No:141/3B at 46 Pudur A village, 46 Pudur Village panchayat, Erode District, Erode with an extent of 1.42 Acre (or) 5750.0 sqm with the following conditions.

Conditions:-:,
All the Special conditions mentioned in the Roc. No.ZCZVF6Q6/2024/TCP dated:04.11.2024 Assistant Director (Incharge), District Town and Country Planning Department, (Planning Permission), Erode, must be strictly follows. 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. 23 plots only permitted. 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 of fees paid 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 the re cognition of land 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.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 estimate 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.If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 11.The Special Officer of 46 Pudur 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.

Special Officer/Block Development Officer(VP)
46 Pudur Panchayat.

Copyto:

1. Assistant Director(Incharge),Town and Country Planning Department (Planning

Permission), Sampath Nagar, Erode District,Erode-638011

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.04.29 16:46:42

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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