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Layout Application - Final Approval Letter

Roc No: 01/2026-2027/LA/NANJAI

Date: 9/29/26 11:21 AM

From:

Village Panchayat

NANJAI UTHUKULI

To :

Thiru. KMR Rathinasamy Ramasamy
2A, Selvathulasi Enclave,
Sengodampalayam,
Thirumalai Garden,
Erode- 638012

Online Application Number: KQJFCH8X

Sir/ Madam,

Sub :

Residential Layout - Erode District Town and Country Planning office - S.F.No. 660/3C1A1, 3C1A2, 3C1A3, 3C1A4, 3C1A5, 3C1A6, 3C1A7 and 3C1A8 – Nanjai Uthukuli “B” village – Nanjai Uthukuli Panchayat – Modakurichi Taluk - Erode District –2.07 ¾ acres or 8411.00 sqm Extent technical clearance issued by Joint Director / Deputy Director / Assistant Director – Final Approval orders Issuing - reg.

Ref :

1) Applicant KMR Rathinasamy Ramasamy Online application No. KQJFCH8X, Dated. 06.07.2026 .
2) Road pattern plan approved by the District Town and country planning Office, Erode, dated: 02.09.2026
3) Applicant KMR Rathinasamy Ramasamy Gift deed document uploaded Dated.08.09.2026 (Gift deed document No.5583/2026 Dated.03.09.2026, 3845/2021 and 3846/2021 dated.14.06.2021)
4) Proceeding of the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode ROC No. KQJFCH8X/2026/TCP, dated: 10.09.2026
5) 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. 242/2026.
6)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)

7)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
8)G.O.138, Housing and Urban Development Department, Dated:04.06.2004
9)G.O.79, Housing and Urban Development Department, Dated:04.05.2017
10)G.O.181, Housing and Urban Development Department, Dated:09.12.2020
11)G.O.141, Housing and Urban Development Department, Dated:16.07.2022
12)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
13)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
14) G.O.53, Housing and Urban Development Department, (UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024
15)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II (2)) Department Dt. 05.12.2024
16) Applicant KMR Rathinasamy Ramasamy online application KQJFCH8X dt.25.09.2026 and 28.09.2026 (Payment of Land Conversion Charges and Layout approval Charges)
17) Letter No. 4870/2024/PRI.MIS-1, dated 16.05.2025 of Commissioner of Rural Development and Panchayat Raj, Chennai (Circular)
18) Nanjai Uthukuli village Panchayat Resolution NO.285/2026, Dated:29.09.2026
19 Revenue Tahsildar, Modakkurichi Taluk, Letter no.310/2026/D1 dt.19.08.2026
20) Government Pleader VP Sathiyaseelan M.A. B.L., legal opinion dated:02.09.2026
21) The Principal Subordinate Judge, Case No.665/2021
22) Applicant Thiru. KMR Rathinasamy Ramasamy indemnity bond dt. 25.09.2026
23) Assistant Engineer field inspection dated. 22.09.2026

Body:

Order

1) The application seeking final approval of Planning Permission for the proposed formation of housing layout to an extent of 2.07 ¾ acres or 8411.00 sqm in the land bearing S.F.No. 660/3C1A1, 3C1A2, 3C1A3, 3C1A4, 3C1A5, 3C1A6, 3C1A7 and 3C1A8 in Nanjai Uthukuli B Village , Nanjai Uthukuli Panchayat, Modakuruchi Panchayat Union, Modakuruchi Taluk, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

2) According to the ordinance in the reference 3rd cited, A Public utility Space area of 55.78 Sqm, and 2476.84 Sqm for road were donated to the Nanjai Uthukuli village Panchayat with the Gift deed Local body Doc No. No.5583/2026 Dated.03.09.2026, 3845/2021 and 3846/2021 dated.14.06.2021, registered in Avalpoondurai Sub registrar Office.

3) The technical clearance/ concurrence/Planning Permission is issued to the mentioned layout by the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode in the reference 4thcited vide his proceeding ROC No. KQJFCH8X/2026/TCP, dated: 10.09.2026 and 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. 242/2026.

4) According to the ordinance in the reference 9th cited, as a non-planning area in rural panchayat 3% of Market Value Rs. 277040/- has been collected from the applicant through online payment (Receipt No.20260925018668 (SBI) online Dt.25.09.2026) to this final approval

5) As per reference to the 15 th cited it is necessary to levy development charges for Non-Planning Area in rural panchayat, the securitizing fee of Rs.1000/- per plot Rs.36000/- has been collected for 36 numbers of plots. Rs.2500 as Development charges and Inspection charges of Rs.5000 and in the reference 14th cited, and Layout approval fees (Rs.2/- per Sqf. (90528 *2) of Rs.181056 /- has been paid. A total sum of Rs.224556/-has been paid by the applicant through online (Application No. KQJFCH8X, dated.28.09.2026 Receipt No. 2026092868046).

6) 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

the applicant is aware the responsibility for all basic amenities works done in the layout. If the any of the works not done as per the specification, the applicant has to be completed the work as per the requirement of the Panchayat with his own cost. Apart from this, the final approval given by the panchayat is subject to change as per the outcome of O.S. No. 665/2021 pending before the Erode District Court and any other litigations pending before any competent court, and additional documents, Such as the Government Pleader's opinion vide Reference No. 20 and the Revenue Department's clarification report vide Reference No. 19

8) Since the above-mentioned case is pending, the layout approval is granted subject to the final judgment/order in the said case. Further, if any of the particulars/documents furnished by the applicant are subsequently found to be incorrect or contrary to the final judgment, necessary action will be taken as per Rule No.13 cancellation of approval as per Tamil Nadu Combined building Rules 2019.

9) The Panchayat council has given approval to issue the final approval for the above layout in the reference 18th cited with the Resolution No.285/2026, Dated:29.09.2026

9) 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. 660/3C1A1, 3C1A2, 3C1A3, 3C1A4, 3C1A5, 3C1A6, 3C1A7 and 3C1A8 in Nanjai Uthukuli B Village, Nanjai Uthukuli Panchayat, Modakuruchi Panchayat Union, Modakuruchi Taluk, Erode District with an extent of 2.07 ¾ acres or 8411.00 sqm, with the following additional conditions.

Conditions: -:

1) All the Special conditions mentioned in the ROC No. KQJFCH8X/2026/TCP, dated: 10.09.2026 Joint Director/Deputy Director/Assistant Director, 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. 36 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 their cognition of land layout approval and planning permission. 7) The Applicant shall bear the sole responsibility for civil suits noted in the reference 21 cited, 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 final order the approval of the copy of permission/approval has been send to the Thasildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website. 12) The applicant should submit the application for Bulk Sub division and hand over to the panchayat office. 13) The Special Officer of Nanjai Uthukuli Village Panchayat has issued the final approval against the documents submitted by the applicant. This office has legally certified the title to the ownership by granting the final approval permission Only based on technical clearance obtained from Town and Country Planning Department, (Planning Permission) by the applicant and it is verified through the documents uploaded in the web portal. 14) The owners / developers shall be allowed reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 11th, and 12th cited above. 15) As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions. 16) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court the Rural Development and Panchayat Raj Department is not the right organisation to decide this. 17) The Applicant should inform to the buyer of the plot, to make necessary arrangements of providing Soak pit for grey water management 18) As per G.O.(Ms)180, Rural Development and Panchayat Raj (PR II (2)) Department Dt. 05.12.2024 the demand for layout approval has been fixed and collected if any difference arises or modification made by the government such cases the difference amount should be paid by the applicant. 19) 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)
Nanjai Uthukuli Panchayat.

Copy to:
1). The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
2). Superintending Engineer, Electricity Distribution Circle, Tamilnadu generation and Distribution Corporation Ltd, Erode,
3)Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode, Erode District, Erode - 638 011
4)The Sub Registrar Office of the Sub Registrar, Avalpoondurai
5) Assistant Director of Rural Development (Panchayat and Audit), South. Erode.
6) Assistant Director (Survey and Land Records), Erode.
7) Block Development Officer (Village Panchayat), Modakurichi Union Office, Modakurichi
8) Thasildhar, Modakkurichi Taluk, Modakurichi.
9)Panchayat Secretary, Nanjai Uthukuli Panchayat office, Modakurichi Panchayat Union.
10) Others–2

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.09.29 11:21:40

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.