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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 2/14/26 3:25 PM

From:

Village Panchayat

NOCHIKUTTAI

To :

Mr. P. Devanandh and Two Others,
Door No.563/4 Jawahar Street,
Punjai Puliampatti (Pot),
Sathyamangalam Taluk,
Erode – 638459.

Online Application Number: KK0K2CQB

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Sathyamangalam Taluk, Bhavanisagar Union, Nochikuttai Village Panchayat acknowledging and Approving in S.F.No.405/7C2,406/1 extent of 14481.00 Sq.m (3.57 ½ Acre) Residential Layout Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1 Application Reference No. KKOK2CQB Received through Single Window Portal from Mr. P. Devanandh and Two Others Dated 02.07.2025

2 Road Pattern Plan approved by the District Town and country planning Office, Erode , Dated 11.07.2025

3 Letter No.A1/5674/2025 Dated: 24.06.2025 of Joint Director Agriculture department Erode District.

4 Letter Roc No.19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

5 Applicant Mr. P. DEVANANDH and Two others gift deed Uploaded, Gift DocumentNo: 5587/2025 Dt: 19.07.2025

6 G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004

7 G.O.No.79, Housing and urban Development Department Dated: 04.05.2017

8 G.O.No 18 Department of Municipal Administration and Water Supply Dated: 04.02.2019 and

G.O.No.16 Department of Municipal Administration and Water Supply Dated 31.01.2020 and

G.O.No.181, Housing Urban Development Department Dated: 09.12.2020

Body:

Nochikuttai Village Panchayat Special Officer Order

Procedure / Processes

Issuer : Thirumathi. C.Indradevi.

Roc No : NOCH 1/2026 Date: 14.02.2026

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Sathyamangalam Taluk, Bhavanisagar Union, Nochikuttai Village Panchayat acknowledging and Approving in S.F.No.405/7C2,406/1 extent of 14481.00 Sq.m (3.57 ½ Acre) Residential Layout Technical Clearance issued By Town and Country Planning Department – reg

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2 Road Pattern Plan approved by the District Town and country planning Office, Erode , Dated 11.07.2025

3 Letter No.A1/5674/2025 Dated: 24.06.2025 of Joint Director Agriculture department Erode District.

30.01.2026

ORDER :

1.In the letter from the Town and Country Planning Department, Erode District, issued to Bhavanisagar union, Punjaipuliampatti Village & Nochikuttai Panchayat. S.F.No 405/7C2,406/1 extent of 14481.00 Sqm (3.57 ½Acre) 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.227/2025 dated on 22.07.2025.subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from the 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 51.30 Sq.m and Roads area of 4987.15 Sq.m are donated to the Nochikuttai Panchayat with the Document No.5587/2025 Dated.19.07.2025 registered at the Punjai Puliyampatti Sub Registrar Office.

3. According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot Landuse Conversion Charges of Rs.60,144/- (Rupees of Sixty Thousand and one hundered Fourty Four only) has been paid by the Applicant towards Indian Overseas Bank, E-Challan Number 20260121003805 Dated 21.01.2026 and the bank Receipt has been handover to the Nochikuttai Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Receipt No : 2026013048393 Date : 30.01.2026
Layout approval Fees : Rs.361280/-
Layout inspection Fees : Rs.72000/-

Therefore, Subject to Specific Conditions, Erode District, Sathyamangalam Taluk, Punjaipuliampatti Village & Nochik,uttai Panchayat S.F.No. 405/7C2,406/1 extent of 14481.00 Sqm (3.57 ½ Acre) extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1. Erode District Town and Country Planning Department (Planning Permission) Roc No : Roc No : KKOK2CQB/2025/TCP, Date: 22.07.2025 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/ERODE/ Layout Approval No. 227/2025. 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. 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 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 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 handover to the local body id 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 : 3.57 ½ Acres (0r) 14481.00 Sq.m
2) No of Plots : 72
3) Area of Road : 4987.15 Sq.m
4) Puplic use (Local body) : 51.30Sq.m
5) Public use (TANGEDCO) : 50.10 Sq.m

The Special Officer
Nochikuttai Panchayat

To
Mr. P. Devanandh and Two Others,
Door No.563/4 Jawahar Street,
Punjai Puliampatti (Pot),
Sathyamangalam Taluk,
Erode – 638459.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), Sampath Complex, Erode – 641601

2.The Sub Registrar, Office of the Sub Registrar,Punjai puliampatti.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.02.14 15:25:58

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

Verified RealEstate
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