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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: ERD/BHAVANI/THOTTIPALAYAM/LAYOUT / 02/2025-2026

Date: 5/27/25 1:15 PM

From:

Village Panchayat

THOTTIPALAYAM

To :

THIRU.C.MATHAIYAN AND FIVE OTHERS
D.No.172/B, Kamaraj Nagar,
Bhavani (TK), Erode (DT-63830

Online Application Number: X5ZM6I9K

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F.No:- 630/1B, 630/2 in Bhavani Village,
Thottipalayam Panchayat, Bhavani Taluk - Erode District -1.81 Acre (or) 7325.0 sqm Extent
Technicaclearance issued -
forwarded for further action - Reg

Ref :

.1Applicants THIRU.C.MATHAIYAN AND FIVE OTHERS, Online application No X5ZM6I9K Dated:20.05.2024
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: X5ZM6I9K/2024/TCP, Dated: 29.07.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 217/2024 Dated: 29.7.2024

Body:

ORDER:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Body:

Permission),Erode District, issued to Erode district, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat , S.F.No:-630/1B,2 of 1.81 Acre or 7325.00 sqm extent proposed residential

Layout Approval, 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: 217/2024 dated on 29.07.2024 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 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 and necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 31.89 sq.m, Road area of 2217.275 sq.m and EB Space area of 41.16 sq.m are donated to the Thottipalayam Panchayat with the document no: 4191/2024, dated: 08.07.2024 and registered at the Bhavani Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.717000/- (Rupees Seven Lakhs sevetten thousands Rupees Only) has been paid by the Applicant towards , Receipt No: 20250522016005, Dated: 23.05.2025 and the Online Receipt has been handed over to the Thottipalayam Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows: Layout approval fees: 346356/- Dt.22.05.2025

Therefore under specific conditions Erode District, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat S.F.No:-630/1B,2 of 1.81 Acre or 7325.00 sqm Land area were Permitted

(Local Body Final Approval) as residential sub-division Layout by the Thottipalayam Panchayat.

Conditions:-

1.Erode District, Deputy Director, District Town and Country Planning Department, ROC No. 5ZM6I9KD Dated:29.07.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/ LAYOUT APPROVAL No- 217/2024 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.Technical Clearance by Deputy Director, District Town and Country Planning Department (Planning

Permission), Erode District, ROC No: 5ZM6I9KD Dated:29.07.2024/TCP, and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 217/2024 Dated: 29.07.2024 Seeking approval of the Council to grant final approval subject specified conditions.

Resolution: Resolution No: 32/2025, is granted unanimously.

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

1) Plot area : 7325.00Sq.m

2) No of plots : 28

3) Park area : 510.77Sq.m (Government guideline value amount has been paid by the applicant.)

Thiru :G.KRISHNAMOORTHY

Special Officer,

THOTTIPALAYAM PANCHAYAT.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.

2. The Sub Registrar, Office of the Sub Registrar, Bhavani.

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), Erode.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.05.27 13:15:55

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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