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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 1/3/25 10:53 PM

From:

Village Panchayat

Kuttapalayam

To :

Mr.T.Prakashan,
D.No-09, Nageshwari Nagar,
Thindal,
Erode -638012

Online Application Number: B9TKXKGG

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Perundurai Taluk, Chennimalai Panchayat Union, Vadamugam Vellode Village - Kuttapalayam Panchayat acknowledging and Approving in R.S.F.No:911/1D2, 1.26.1/2 Acres extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant T.PRAKASHAN, Application No:B9TKXKGG Date:04.10.2024.
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: B9TKXKGG/2024/TCP, Dated:19.10.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 324/2024 Dated: 05.11.2024.

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Perundurai Taluk, Chennimalai Panchayat Union, Vadamugam Vellode Village - Kuttapalayam Panchayat , R.S.F.No:911/1D2, of 1.26.1/2 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. 324/2024 dated on 05.11.2024 subject to Special conditions and Technical clearance from the Local Authority.

2. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.2,90,000/- (Rupees Two Lakhs Ninety Thousand Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241230005098 Dated: 30.12.2024 and the bank Receipt has been handed over to the Kuttapalayam Panchayat by the Applicant.

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

Layout approval fees :25000/- Dt.31.12.2024

Therefore, Subject to Specific Conditions, Erode District, Perundurai Taluk, Chennimalai Panchayat Union, Vadamugam Vellode Village - Kuttapalayam Panchayat , R.S.F.No:911/1D2, of 1.26.1/2 Acres extent. 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. B9TKXKGG/2024/TCP Dated: 19.10.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:

SWP/DTCP/ERODE/LAYOUT APPROVAL No- 324/2024

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.

LAYOUT APPROVAL No. 324/2024. Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No. 136/2024-25, is granted unanimously

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.01.03 22:53:03

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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