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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2024-2025

Date: 1/4/25 2:57 PM

From:

Village Panchayat

GANAPATHIPALAYAM

To :

Mrs N Parameshwari

Online Application Number: B5TH4CA3

Sir/ Madam,

Sub :

Layout - Erode District Town and Country Planning office – Erode District –ModakuruchiTaluk-Modakuruchi Union – Ganapathipalayam panchayat PunjaiKalamangalam 'B' Village – R.S.NO- 636/1A3B2 0.30 Acres (or) 1215.00 Sq.M Extent - Layout Approval reg.

Ref :

1.The layout proposal received through online vide reference no. B5TH4CA3/ Dt:22.11.2024 circular no. 24282/2005 LA2 dated 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019
4.G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
5.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
6.DTCP Circular no.19799/2020/T dated 24/12/2020
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

Body:

Order:
1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of 1215.00 Sq.m in the land bearing R.S.NO- 636/1A3B2 , PunjaiKalamangalam 'B' Village, Ganapathipalayam panchayat, ModakuruchiTaluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for

roads, area meant for Public purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.

2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.

3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed.

4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.

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

Layout approval fees : 4000/- Dt.03/01/2025

Layout inspection fees : 1000/- Dt. 03/01/2025

Therefore, Subject to Specific Conditions, Erode District, Modakuruchi, Ganapathipalayam Panchayat, PunjaiKalamangalam 'B' Village – R.S.NO- 636/1A3B2 0.30 Acres (or) 1215.00 Sq.M Extent It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Joint Director /Deputy Director/Asistance Director, Town and Country Planning Department, ROC No. B5TH4CA3/TCP Dt:22.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-362/2024.
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.
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 and 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 handed over to the local body is not permitted.
10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
11. Applicant should obtain permission from the concerned The special officer/President of Ganapathipalayam Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.
12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.
13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.
14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.
15. Details of allotments of plots for which technical approval has been granted:

1) Plot area : 1215.00 sq.m

2) No of plots : 4 No's

3) Area of Road : 455sq.m

4) Public use (Local body) : Nill

Tmt :V. PADMAVATHI, B.Sc.,
President,Ganapathipalayam panchayat.

Copy to:

1. Joint Director /Deputy Director/Asistance DirectorTown and Country Planning Department (Planning Permission), Government IT (Opposite),Chennimalai Road Erode– 638009.
2. The Sub Registrar, Office of the Sub Registrar, Rangampalayam.
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.
5. Block Development Officer (Rural Panchayat), Modakuruchi Union Office, Ganapathipalayam Panchayat
6. Panchayat Secretary, Ganapathipalayam Panchayat office, Modakuruchi Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.01.04 14:57:28

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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