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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2025-2026 **Date:** 1/24/26 1:38 PM

From:

Village Panchayat

PACHAMPALAYAM

To :

Thiru.D.Shanmugam
S/o.(Late).Mr.Duraisamy,
3/66B Sembadapalayam
Poonachi Village,
Anthiyur(TK),
Erode(DT).

Online Application Number: VIGL0Y3L

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and Village acknowledging and Approving S.F.No:- 10/1A2A in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 0.26 Acre (or) 1052.00 sq.mt extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – final approval reg.

Ref :

1.ApplicantsThiru.D.Shanmugam Online application No. VIGL0Y3L Dated: 30.11.2025
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 23.12.2025.
3.WET LAND NOC No.20695/2024/m1, Dated.23.10.2025 of District Collector, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.D.Shanmugam gift deed uploaded Dated:24.12.2025.
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated:
31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

11.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand payment Request Letter, Dated: 23.12.2025 and 24.12.2025.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.ApplicantsThiru.D.Shanmugam Letter, Dated:24.12.2025 and 24.12.2025(Payment of Centage Fee, Display Board Fee and Flag Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17. G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2Date:10.07.2024

18.PachampalayamPanchayatResolutionNo:56/2024-2026Dated:30.12.2025

Body:

a. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Panchayat Union, Pachampalayam Panchayat and Village at S.F.No:- 10/1A2A in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 0.26 Acre (or) 1052.0 sq.mt 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: 383/2025 subject to Special conditions and Technical clearance from the Local Authority.

b. ReceivedwithletterfromtheAssistantDirectorofDistrictTownandCountry Planning Department (Planning Permission), Erode District, the Approved Layout Mapfor 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,c. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.1,18,981.00/- (Rupees One Lakh eighteen thousand nine hundred and eighty one Only) has been paid by theApplicant towards State Bank of India, Receipt No: 20260108049436 Dated: 08.01.2026 and the bank Receipt has been handed over to the Pachampalayam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and village S.F. No:- 10/1A2A– 0.26 Acre (or) 1052.00 sq.mt extent, It is here by ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director(In charge), District Town and Country Planning Department, VIGL0Y3L/2025/TCP, Dated: 25/12/2025. and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUTAPPROVALNo-383/2025, All the Special conditions mentioned must be strictly followed.

2. RoadsconstructedintheapprovedResidentiallayoutshouldremaininsame existing condition. No changes should be made.

3. Thedetailsoftheplotsdividedintheapprovedlayoutmapshallnotbealtered 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.TheApplicantshallpaythedifferenceinratesoffeespaidbytheApplicantto 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 Governmentinthepolicyregardingtherecognitionoflandlayoutapproval and planning permission.

8.The Applicant shall be 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. It is also informed that any violation of the

above conditions will result in the cancellation of this Layout approval.

The Special Officer/ Block Developement officer

Pachampalayam panchayat,

Copy to:

1. Assistant Director (In charge),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:2026.01.24 13:38:18

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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