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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 06/2025-26

**Date:** 3/12/26 12:02 PM

From:

Village Panchayat

ICHIPPALAYAM

To :

SENTHAMIL NAGAR,Mr.K Nallasamy and B.Thangaraja,
372, Mullainagar,
Sukiramaniyavalasu,
Veerappanchathiram,
Erode.

Online Application Number: 5JE3FWIQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F.No: 371/1B, 371/2, 372/1B, 372/2 – Ichipalayam 'B' Village - Ichipalayam Panchayat - Kodumudi Taluk - Erode District - 5.485 acre or 22200.00 sqm Extent Technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - Final Approval – reg.

Ref :

1. Applicant SENTHAMIL NAGAR,Mr.K Nallasamy and B.Thangaraja, Online application No. 5JE3FWIQ, dated 16.10.2025.
2. Joint Director/Deputy Director/Assistant Director(I/c) District Town and Country Planning, Erode ROC No. 5JE3FWIQ/2025/TCP Dated:18.11.2025.
3. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
4. Applicants SENTHAMIL NAGAR,Mr.K Nallasamy and B.Thangaraja, gift deed uploaded, Gift deed document No.1902/2025, Dt.14.11.2025 and Gift deed document No.1903/2025, Dt.14.11.2025
5. Applicant towards 3% Market Value State Bank of India, Receipt No: 20260311020596 Dated: 11.03.2026.
6. Local Demand Generation Fee
7. Ichipalayam Panchayat Resolution No.334/11.03.2026.

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Kodumudi Taluk, Kodumudi Panchayat Union, Ichipalayam Panchayat 'B' Village at extent of 5.485 acre or 22200.00 sqm in the land bearing in Survey No.371/1B, 371/2, 372/1B, 372/2 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.360/2025 subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Assistant 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 to be laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities, necessary Street Lights to be Promised by Agreements given by Applicant and as per the standards specified by the local Body. Public Space area of 83.81 sq.m, Park Area 1562.02 sqm and road area space 6670.75 sqm donated to the Ichipalayam Panchayat with the document no: 1902/2025 dated: 14.11.2025 registered at the Kodumudi Sub registrar Office. TANGEDCO Public Space area of 92.91 sq.m donated to the Ichipalayam Panchayat with the Document no 1903/2025 dated 14.11.2025 Registered at the Kodumudi sub registered documents are handover to Ichipalayam Panchayat Office vide reference 4th cited above.

3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.82,440/- (Rupees Eighty Two Thousand Four Hundred and Forty only) has been paid by the Applicant towards State Bank of India, E-Challan No: 20260311020596 Dated: 11.03.2026 and the bank Receipt has been handed over to the Ichipalayam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Kodumudi Panchayat Union, Ichipalayam Panchayat 'B' Village at extent of 5.485 acre or 22200.00 sqm in the land bearing 371/1B, 371/2, 372/1B, 372/2, It is hereby ordered to grant Approval for the above mentioned Residential Layout by the Resolution Approved by Ichipalayam Panchayat vide 7th Reference.

Conditions:
1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No.5JE3FWIQ/2025/TCP Dated:18.11.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 360/2025, All the Special conditions mentioned must be strictly followed.
2. Roads construct 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. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
10. The drains constructed in the above-mentioned Layout should be designed to eventually have a Soak pit installed to treat Grey water.

Copy to:
1.Assistant Director , Town and Country Planning Department (Planning Permission), Government ITI (Opposite) Chennimalai road, Erode -638 009
2. The Sub Registrar, Office of the Sub Registrar, Kodumudi.
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 (Village Panchayat), Kodumudi Union Office, Kodumudi.
6. Panchayat Secretary, Ichipalayam Panchayat office, Kodumudi Panchayat Union.

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.03.12 12:02:25

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

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/tools

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**The LandLens suite**
/landlens/one

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# 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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.