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Layout Application - Final Approval Letter



Roc No: 3/2025-2026/LA/MGP

Date: 1/5/26 11:46 AM

From:

Village Panchayat

MUTHUGOUNDAMPALAYAM

To :

Thiru.K.Venkateswaran and A.Sekar,
37 Eswaran Veethi,
Erode

Online Application Number:

SU627OAG

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning, S.F.No:- 143/1A1A2 and 143/1A1A1C in Nanjai Uthukuli 'A' Village - Muthugoundampalayam Panchayat - Modakurichi Taluk - Erode District – 1.02.3/4 Acre (or) 4164.0 sqm technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final Approval orders Issuing - reg.

Ref :

- 1) Applicants Thiru.K.Venkateswaran and A.Sekar, Online application No. SU627OAG Dated:08.07.2025
- 2) Road pattern plan approved by the District Town and country planning office, Erode, dated: 17.07.2025
- 3) Applicants Thiru.K.Venkateswaran and A.Sekar, giftdeed uploaded Dated:30.07.2025 (Gift deed document No.Local body Doc No:-5685/2025 Dt.24.07.2025 TANGEDCO Doc No - 5684/2025 Dt.24.07.2025)
- 4) Proceeding of the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode ROC No. SU627OAG/2025/TCP, dated:01/08/2025
- 5)The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No.241/2025
- 6)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
- 7)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning,

Chennai (Circular)

8)G.O.138, Housing and Urban Development Department, Dated:04.06.2004

9)G.O.79, Housing and Urban Development Department, Dated:04.05.2017

10)G.O.181, Housing and Urban Development Department, Dated:09.12.2020

11)G.O.141, Housing and Urban Development Department, Dated:16.07.2022

12)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019

13)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020

14) G.O.53, Housing and Urban Development Department, (UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

15)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II (2)) Department Dt. 05.12.2024

16) Applicants Thiru.K.Venkateswaran and A.Sekar, Dated:17.11.2025 and 30.12.2025 (Payment of Land Conversion Charges and Layout approval Charges)

17) Letter No. 4870/2024/PR.I.MIS-1, dated 16.05.2025 of Commissioner of Rural Development and Panchayat Raj, Chennai (Circular)

18) Muthugoundampalayam village Panchayat Resolution NO.375/2025-2026, Dated:31.12.2025

19) Assistant Engineer, Modakurichi Panchayat Union site inspection Dt. 17.12.2025

Body:

1) The application seeking final approval of Planning Permission for the proposed formation of housing layout to an extent of 1.02.3/4 Acre (or) 4164.0 sqm Extent in the land bearing S.F.No:- 143/1A1A2 and 143/1A1A1C in Nanjai Uthukuli 'A' Village Muthugoundampalayam Panchayat, Modakurichi Taluk, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

2) On receipt of gift deeds vide reference 3rd cited above, A Public utility Space area of 17.67 Sq.m, and 902.04 Sq.m for road were donated to the Muthugoundampalayam Panchayat with the Gift deed Local body Doc No.5685/2025 Dt.24.07.2025 and TANGEDCO Doc No.5684/2025 Dt. 24.07.2025, registered in Avalpoondurai Sub registrar Office.

3) The technical clearance/ concurrence/Planning Permission is issued to the mentioned layout by the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode in the reference 4th cited vide his proceeding Roc No. SU627OAG/2025/TCP, dated:01/08/2025 and Technical Clearance/ Planning permission issued approval SWP/DTCP/ERODE/LAYOUT APPROVAL No.241/2025

4) According to the ordinance in the reference 9th cited, the area lying on Non planning rural area 3% of Market Value of land as land use conversion charges of Rs.403500/- (Rupees Four Lakh Three Thousand and Five hundred Only) has been paid by the Applicant through online payment mode (Indian Bank), Receipt Nos: 20251117016903 Dated: 17.11.2025

5) As per reference to the 15th cited it is necessary to levy development charges for Non-Planning Area, the securitizing fee of Rs.1000/- per plot has been collected for 20 numbers of plots. Rs.20000 as securitizing charges and Inspection charges of Rs.5000 and Development Charge Rs.1000/- in the reference 14th cited, and Layout approval fees of Rs.179268/- (Rs.4/- per Sqf.) a total sum of Rs.205268/- has been paid by the applicant through online (Application No. SU627OAG, dated.30.12.2025 Receipt No. 202512304889).

6) 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 Storm water drains, Water Supply Facilities has been provided as per the Standard specified.

7) The Panchayat council has given approval to issue the final approval for the above layout in the reference 18th cited with the Resolution No:375/2025-2026, Dated:31.12.2025. Therefore, Subject to Specific Conditions, It is hereby ordered to grant final approval for the Residential Layout situated in the S.F.No:- 143/1A1A2 and 143/1A1A1C in Nanjai Uthukuli 'A' Village, Muthugoundampalayam Panchayat, Modakurichi Taluk, Erode District, 1.02.3/4 Acre (or) 4164.0 sqm, with the following conditions.

Conditions: -;

All the Special conditions mentioned in the Roc No. SU627OAG/2025/TCP, dated:01/08/2025 Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode, 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. 20 plots only permitted. 4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are

allowed. 5.If any difference arises the Applicants has to pay the difference in rates of fees paid by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6. The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition of land layout approval and planning permission. 7. The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership. 8. The owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay estimate 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. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs.11. The final order the approval of the copy of permission/approval has been send to the Thasildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website. 12.The applicant should submit the application for Bulk Sub division and hand over to the panchayat office. 13. The Special Officer of MuthugoundampalayamVillage Panchayat has issued the final approval against the documents submitted by the applicant.This office has legally certified the title to the ownership by granting the final approval permission Only based on technical clearance obtained from Town and Country Planning Department, (Planning Permission) by the applicant and it is verified through the documents uploaded in the web portal. 14.The owners / developers shall be allowed reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 11th, and 12th cited above. 15. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions. 16. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court the Rural Development and Panchayat Raj Department is not the right organisation to decide this. 17) The Applicant should inform the buyer of the plot, to make necessary arrangements of providing Soak pit for grey water management 18)In case of any document found in false, the approval shall be canceled without any prior intimation to the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Special Officer/Block Development Officer(VP)
Muthugoundampalayam Panchayat.

Copy to:

- 1). The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
- 2). Superintending Engineer, Electricity Distribution Circle, Tamilnadu generation and Distribution Corporation Ltd, Erode,
- 3)Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode, Erode District, Erode - 638 011
- 4)The Sub Registrar Office of the Sub Registrar, Avalpoondurai
- 5) Assistant Director of Rural Development and Administration(Panchayat), Erode.
- 6) Assistant Director (Survey and Land Records), Erode.
- 7) Block Development Officer (Village Panchayat), Modakurichi Union Office, Modakurichi
- 8) Thasildhar, Modakkurichi Taluk, Modakurichi.
- 9)Panchayat Secretary, Muthugoundampalayam Panchayat office, Modakurichi Panchayat Union.
- 10) Others-2

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.01.05 11:46:19



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

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

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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Services we run
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/services



The LandLens
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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

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