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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-26

Date: 12/11/25 5:52 PM

From:

Village Panchayat

ELUNOOTHIMANGALAM

To :

Mr. P. GOKULRAJ,
118/3, ELANGO NAGAR,
Nadaiyanur,
Pugalur,
Karur-63911.

Online Application Number: W57XVDDA

Sir/ Madam,

Sub :

Sub: Residential Layout - Office of the Erode District Town and Country Planning R.S.No: 200/2B2 and 200/2C – Elanoothimangalam 'A' Village & Panchayat - Kodumudi Taluk - Erode District - 2.03 acre or 8254.00 sqm Extent Technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - Final Approval – reg.

Ref :

1. Applicant Mr. Gokulraj P, Online application No. W57XVDDA dated 30.07.2025.
2. Road pattern plan approved by the District Town and country planning office, Erode, dated: 21.08.2025.
3. Letter No. A1/8733/2025, Dated. 12.08.2025 of Joint Director, Agriculture department, Erode District
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5. Applicants Mr. Gokulraj P, gift deed uploaded, Gift deed document No.1394/2025, Dt. 26.08.2025 and Gift deed document No.1395/2025, Dt.26.08.2025.
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.

Body:

Order:

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, Elunoothimangalam Panchayat and 'A' Village at S.F.No: 200/2B2, 200/2C of, extent of 2.03 acre or 8254.00 sqm 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.280/2025 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 has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 28.63 sq.m and road area space 2527.11 sqm donated to the Elunoothimangalam Panchayat with the document no: 1395/2025 dated: 25.08.2025 registered at the Kodumudi Sub registrar Office. TANGEDCO Public Space area of 32.44 sq.m donated to the Elunoothimangalam Panchayat with the Document no 1394/2025 dated 25.08.2025 Registered at the Kodumudi sub registered documents are handover to Elunoothimangalam Panchayat Office vide reference 5th cited above.

3.According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.30,968/- (Rupees Thirty Thousand Nine Hundred and Sixty Eight Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20251208024562 Dated: 08.12.2025 and the bank Receipt has been handed over to the Elunoothimangalam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Kodumudi Panchayat Union, Elunoothimangalam Village Panchayat and 'A' S.F.No: 200/2B2, 200/2C of, extent of 2.03 acre or 8254.00 sqm, It is hereby ordered to grant Approval for the above mentioned Residential Layout by the Resolution Approved by Elunoothimangalam Panchayat vide reference 18th Reference.

Conditions:

1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No. W57XVDDA dated 30.07.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 280/2025, All the Special conditions mentioned

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.

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, Elunoothimangalam Panchayat office, Kodumudi Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.12.11 17:52:42

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

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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

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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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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