

RE

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Layout Application - Final Approval Letter



Roc No: 01/2023-2024

Date: 3/7/24 4:55 PM

From:

Village Panchayat

PACHAMPALAYAM

To :

Mrs. R.Madeshwaran,
S/o Ramasamy chettiyar,
D.No- 10/81, Kattur,
Anthiyur Tk, Erode District.638314

Online Application Number:

2C3J3PJK

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and Village acknowledging and Approving S.F.No: 345/12B Of, 0.48.1/2 or 1965 sqm Acre extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. Madheswaran Application no 2C3J3PJK Date: 06.11.2023.
2. Road Pattern approved by District town country planning Office Erode date: 04.12.2023
3. Letter no. A4/9087/2023(32), dated: 07.11.2023 JOIN DIRECTOR Agriculture department erode district.
4. Letter no. 19799/2020, dated: 24.12.2020 of Commissioner of Town and Country Planning, Chennai (Circular)
5. Applicacant Thiru.MADESHWARAN giftdeed uploaded date 12.12.2023
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2017
8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, 2C3J3PJK/2023/ TCP, Dated: 13.12.2023
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 520/2023
10. Pachampalayam Panchayat Resolution No: 40/2023-2024, Dated:15.12.2023

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, Anthiyur Panchayat

Union, Pachampalayam Panchayat and Village at S.F. No: 345/12B of 0.48, 1/2 acre or 1965 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. 520/2023 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 On site 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, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 9.00 sq.m and road area space 712.125 sqm

donated to the Pachampalayam Panchayat with the document no: 5275/2023 dated: 08.12.2023 registered at the Anthiyur Sub registrar Office. TANGEDCO Public Space area of 9.00 sq.m donated to the Pachampalayam Panchayat with the Document no 5276/2023 dated 08/12/2023 Registered at the Anthiyur sub registered documents are handover to Pachampalayam Panchayat Office

3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.19497/- (Rupees Naiteen Thousand four Hundred ninety-seven Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20231222002538 Dated: 22.12.2023 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: 345/12B of 0.48. 1/2 acre (or) 1965 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director (Incharge), District Town and Country Planning Department, ROC No. 2C3J3PJK/2023/ TCP Dated: 13.12.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 520/2023, All the

5. Block Development Officer (Rural Panchayat), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Pachampalayam Panchayat office, Anthiyur Panchayat Union.
7. Others – 2

Village



Signature valid

Signed by: Village Panchayat President
Location: Erode
Date: 2024.03.07 16:55:02



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.

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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.

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Deal Room

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

[/landlens/deal-room](#)



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

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



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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

Verified RealEstate
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