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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 127/2024 Date: 7/26/24 9:19 PM

From:

Executive officer

154, Kamarajar Salai, Burgur Road, Anthiyur - 638501

To :

Mrs.Meenatchi,
Door no. 6/124A, Chinnamuniyanur,
Bhavani, Anthiyur,Erode-638476.

Online Application Number: XNEEOQUF

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of Erode District Town and Country Planning S.F.No.1525/7B in Anthiyur Village, Anthiyur Town Panchayat, Anthiyur Taluk - Erode District - 0.25 Acre (or) 1015.0 sqm Extent - Technical clearance issued - Administration Sanction Order issued - Reg

Ref :

1.Applicant Mrs.MEENATCHI Online application No.XNEEOQUF Dated.12.03.2024
2.District Town and Country Planning Office,Erode,Technical clearance Letter ROC No. XNEEOQUF/2024/TCP dated.01.04.2024
3.Anthiyur Town Panchayat Counsil Resolution No.45/2024 Date.27.06.2024
4.Department of Town and Country Planning Online Payment Receipt Transaction Id : db5fc35b-937f-48b0-804e-79bbec356a70 Date: 22.07.2024.
5. Related Documents.

Body:

Erode District, Anthiyur Town Panchayat, Ward No.17, Nanjappa street cross-1, S.F.No. 1525/7B the applicant in Reference No. 1 is seeking permission from the Town Panchayat to construct a Layout measuring 0.25 acres or 1015 sq.m. 1. Mrs. Meenatchi Door no. 6/124A, Chinnamuniyanur, Bhavani, Anthiyur,Erode-638476, In the letter of the Town and Country Planing Department, Erode in Reference No. 2, Ward No. 17, Nanjappa street cross-1, S.F. No. 1525/7B has been divided into 1 plots in the Layout of 0.25 acres or 1015 sqm. And for the

grant of public use allotment, Technical approval has been granted as SWP/DTCP/ERODE/LAYOUT APPROVAL NO:90/2024. In the resolution seen in Reference No. 3, Anthiyur Town Panchayat Council resolution no. 45/2024 Dated as on 27.06.2024

The Applicant was informed to pay the due fees through the Online. Accordingly the amount payable to the Town Panchayat is Rs. 34,807.00 and the amount payable to Government account head Rs. 82,938.00 and a total of Rs. 1,17,745.00 has been paid through online payment slip as per Department of Town and Country Planning Online Payment Receipt Transaction Id : db5fc35b-937f-48b0-804e-79bbec356a70 Dated: 22.07.2024 seen in Reference No. 4.

Therefore, subject to the following conditions for the Layout for which the above technical approval has been given, Ward No.17, Nanjappa street cross-1, Erode District, Anthiyur Town Panchayat, S.F.No. 1525/7B decreed granting Administrative permission for 1 plot in a Layout measuring 0.25 acres or 1015 sq.m.

conditions

1)Administrative permission is granted subject to the special conditions mentioned in the order Ref No.02 and subject to the Layout conditions found in the annexure.

2) Any land owned by the Town Panchayat and other Government Departments shall not be included in this plot.

3)Owners shall act as per instructions given by the Executive Officer @ Any Time.

4) If the amount of plot approval fee paid is found to be less or objection is made in the audit, the difference amount should be paid along with it.

5) If any changes are made in this Layout, if the plots are sub-divided, proper permission should be obtained from the concerned officers.

6) To replace the low voltage transmission lines running between the Layout along the road at their own cost.

7) All conditions of Department of Town and Country Planning, Erode are applicable. This Layout approval is given with the condition that if the Layoutare sold in violation of the conditions, the Layout permission issued by this authority will be cancelled.

8) For these LayoutDepartment of Town and Country Planning, Erode their Online ApplicationNo. XNEEOQUF/2024/TCP Dated. 01.04.2024. As per letter SWP / DTCP / ERODE / LAYOUT APPROVAL NO: 90/2024 for the Layout indicated in the annexure the plot conditions are to be followed.

Executive Officer,

Anthiyur Town Panchayat,

Erode District.

Enclosure:

1. Approved Layout Map – 1
2. Department of Town and Country Planning, Erode Layout Condition Copy – 1.

Recipient:

Mrs.Meenatchi,
Door no. 6/124A, Chinnamuniyanur,
Bhavani, Anthiyur,Erode-638476.

Copy:

1. Town and Country Planing Department, Erode.
2. Sub Registerer, Anthiyur

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.07.26 21:19:23

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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