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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 125/2023-2024 Date: 9/14/24 2:12 PM

From:

Village Panchayat

OTTAPALAYAM

To :

Thiru. M Selvan,
D.NO:538C, Odaimedu,
Mukasipudur Post,
Anthiyur Tk Erode Dt -638314.

Online Application Number: ZYY26RXI

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Anthiyur Taluk, Ammapettai Panchayat Union, Oddapalayam Village Panchayat and Village acknowledging and Approving S.F.No: 111/2 of, 2.41 Acre or 9750 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. M Selvan Application no ZYY26RXI Date: 29.12.2023
2. Road Pattern approved by District town country planning Office Erode date: 19.01.2024
3. Letter no.9087/2023 (59), dated: 27.11.2024 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. M Selvan gift deed uploaded date 31.01.2024 (Gift Deed Document No. Localbody Document No 345/2024 Dated 31.01.2024 Tangedco Doc No 344/2024 Dated 31.01.2024
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2024
8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ZYY26RXI Date: 29.12.2023
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 30/2024
10. Oddapalayam Panchayat Resolution No: 125/2023-2024, Dated:23.02.2024

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, AmmapettaiTaluk, Ammapettai Panchayat Union, Oddapalayam Panchayat and Village at S.F.No: 111/2 of, 2.41 Acre or 9750 sqm extent 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.30/2024 subject to Special conditions and Technical clearance from the Local Authority.

7. Others – 2

ODDAPALAYAM PANCHAYAT RESOLUTION COPY

On 23.02.2024 in the month of February 2024 Friday at 11.00 am, the ordinary meeting Oddapalayam panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: C R Perumalsamy as Oddapalayam Panchayat President.
9 Ward Members including the Panchayat President.
SUBJECT: Erode District, Anthiyur Taluk AmmapettaiPanchayat Union, Oddapalayam Panchayat and Village S.F.No: 111/2 of, 2.41 Acre or 9750 sqm granted Technical Clearance by Assistant Director (Incharge), District Townand Country Planning Department (Planning Permission), Erode District, ROC No. ZYY26RXI/2024 TCP Date: 29.12.2023 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No. 30/2024.
Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No. 125/2023-2024, Dated:23.02.2024, is granted unanimously.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Erode*
*Date:2024.09.14 14:12:41*

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

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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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