

RE

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Layout Application - Final Approval Letter



Roc No: 21/2023-2024

Date: 4/15/24 2:05 PM

From:

Village Panchayat

MATHUR

To :

Thiru. MARIAPPAN K R
D.NO:126,KATTUR,
Mathur Village Panchayat,
Anthiyur (T.k),Erode, (D.t) 638314.

Online Application Number:

YHCBAEKW

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Anthiyur Taluk, Ammapettai Panchayat Union, Mathur Village Panchayat and Village acknowledging and Approving S.F.No: 292/15A1,4A2 of, 0.46.50 Acre or 1882 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

Ref:

1. Applicant Thiru. MARIAPPAN K R Application no YHCBAEKW Date: 28.11.2023
2. Road Pattern approved by District town country planning Office Erode date:19.12.2023
3. Letter no. A4/9087/2023(58), dated: 27.11.2023 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. MARIAPPAN K R giftdeed uploaded date 26.12.2023 (Gift Deed Document No. Localbody Document No 4363/2023 Dated 20.12.2023 Tangedco Doc No 4364/2023 Dated 20.12.2023
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, YHCBAEKW/2023/ TCP, Dated: 28.12.2023
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number:

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 Taluk, Ammapettai Panchayat Union, Mathur Panchayat and Village at S.F.No: 292/15A1,4A2 of, 0.46.50 Acre or 1882 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. 536/2023 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 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 , 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 577.35.00 sqm donated to the Mathur Panchayat with the document no: 4363/2023 dated: 20.12.2023 registered at the Ammapettai Sub registrar Office. TANGEDCO Public Space area of 9.00 sq.m donated to the Mathur Panchayat with the Document no 4364/2023 dated 20/12/2023 Registered at the Ammapettai sub registered documents are handover to Mathur Panchayat Office
3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.41700/- (Rupees Fourty one Thousand Seven Hundered Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240328002775 Dated: 28.03.2024 and the bank Receipt has been handed over to the Mathur Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Ammapettai Panchayat Union, Mathur Village Panchayat, and village S.F.No: 292/15A1,4A2 of, 0.46.50 Acer or 1882 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No. YHCBAEKW/2023/ TCP, Dated: 28.12.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 536/2023, All the Special conditions mentioned 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.
4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
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 (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode - 638009
2. The SubRegistrar, Office of the SubRegistrar, Ammapettai
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 (Rural Panchayat), Ammapettai Union Office, Ammapettai

6. Panchayat Secretary, Mathur Panchayat office, Ammapettai Panchayat Union.
7. Others – 2

MATHUR PANCHAYAT RESOLUTION COPY

On 29.02.2024 in the month of February 2024 Thursday at 11.00 am, the ordinary meeting Mathur panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: Thirumati S. Banumathi as Mathur Panchayat President.
7 Ward Members including the Panchayat President.

SUBJECT: Erode District, Anthiyur Taluk Ammapettai Panchayat Union, Mathur Panchayat and Village (Kattur) S.F.No: 292/15A1,4A2 extent 0.46.50. acre or 1882 sqm granted Technical Clearance by Assistant Director (Incharge), District Town and Country Planning Department (Planning Permission), Erode District, ROC No. YHCBAEKW/2023/ TCP, Dated: 28.12.2023 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No. 536/2023. Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No. 21/2023-2024, Dated: 29.02.2024, is granted unanimously.



Village

Signature valid

Signed by: Village Panchayat President
Location: Erode
Date: 2024.04.15 14:05:57



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.

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

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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
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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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