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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024

Date: 3/2/24 6:54 PM

From:

Village Panchayat

Seenapuram

To :

Thiru. N.Satheesh Kumar,
2/346,1st Street Murugan Nagar,
Perundurai R.S Road ,
Chennimalaipalayam,
Vadamugam vellode,
Perundurai TK,
Erode .

Online Application Number: GXV9IKTM

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Sir/ Madam,

Sub :

Residential Layout Approval – Office of Erode District, Perundurai Panchayat Union, Seenapuram Village Panchayat, Seenapuram Village acknowledging and Approving in R.S.No: 264/13C,264/14C,264/15C (1.17 ½) Acre (or) 4750 sq.m extent Residential Plot Planning Permission issued by Deputy Director Town and Country Planning Department – reg.

Ref :

1. Applicant Thiru. N.Satheesh kumar Application Date:04.10.2023.
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 320/2022/TCP3, dated: 07.01.2022 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: GXV9IKTM/ 2023/ TCP, Dated:28.11.2023
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 487/2023 Dated:28.11.2023.

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Perundurai Panchayat Union, Seenapuram Village and Panchayat , R.S.No: 264/13C, 264/14C, 264/15C (1.17 ½) acres 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. 487/2023 dated on 28.11.2023 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 24.49 sq.m and Roads area of 1616.80 sq.m are donated to the Seenapuram Panchayat with the document no: 2697/2023 dated: 22.11.2023 registered at the Thingalur Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.17750/- (Rupees Seventeen Thousand and seven hundred fifty Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240228012212 Dated: 29.02.2024 and the bank Receipt has been handed over to the Seenapuram Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows:

Layout approval fees : 23000/- Dt.28.02.2024

Layout inspection fees : 1000/- Dt.28.02.2024

Therefore, Subject to Specific Conditions, Erode District, Perundurai Panchayat Union, Seenapuram Village and Panchayat , R.S.No: 264/13C,264/14C,264/15C (1.17 ½) acres (or) 4750 sq.m extent. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1(3). Subdivision amount for proposed road and public use area during the survey period should be paid to local authority by applicant. In order to implement this, the applicant has to sign the deed after agreeing to pay the sub-division fee for handing over the roads from the applicant.

2). Corners of plots located at the junction of two roads should be laid with the splay shown on the approved plan.

3) The building line shall be left to the streets as shown on the approved map . The building line for upto 9m road the building line should be 1.5 meters (5 feet), for 9m to 18m road the building line should be 3.0 meters (10 feet) and 18m to 30.5m road the building line should be 4.5 meters (15 feet) and above 30.5m road the building line should be 6 meters (20 ft) allowed. As per the Panchayat Building Rules, no building or structure shall not be constructed on the land area within the boundary and building lines of the plot 1.8m (6-feet) from road level and not exceeding 2.4m (8-feet) in height as per the District Municipalities Building Rules other than a perimeter wall or fence.

4). Side setback for 7m height building an plot width below 9m the setback will be 1.0 m on one side and plot width above 9m the side setback will be 1m on either side or 2m on one side. Side setback for 7m to 12m height building an plot width above 6m to 9m the setback will be 1.5 m on one side and plot width above 9m the setback will be 1.5m on Each side or 3m on one side.

5).Rear setback for 7m height building not required and above 7m to 12m height building an rear setback is 1.5m required.

6). In approved layout the plots should be filled by the soil upto street level.

7). Do not level the ground more than necessary for laying the foundation, repair the landslide and do not dig soil from the land to create ditches and pits.

8). On all streets exceeding 9 meters in width, trees shall be planted not more than 9.00 meters consecutively within 1.0 meters of the road boundary.

9). Applicant should obtain permission from the concerned The special officer/President of Seenapuram Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

10). In approved layout land marked for park or public purpose should be sub-divided in the name of localbody by taluk office and handed over to the local body as a donation before the local authority grants approval. This should be followed by the local body without fail. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by localbody.

11). The Applicant should enter into an agreement with the Executive Authority of the Seenapuram Panchayat in writing that the owners of the land are subject to the above condition. Allotment conditions should be registered in the office of the concerned registrar. Plots are sold or leased subject to the above conditions. The above conditions should be included as part of the sale deeds to bind both the seller and the buyer of the plots.

12). (a). As only technical approval has been given for the said plot by the District Town and Country Planning Department, the legal authority should be informed about the ceiling related to the land right for the plot.

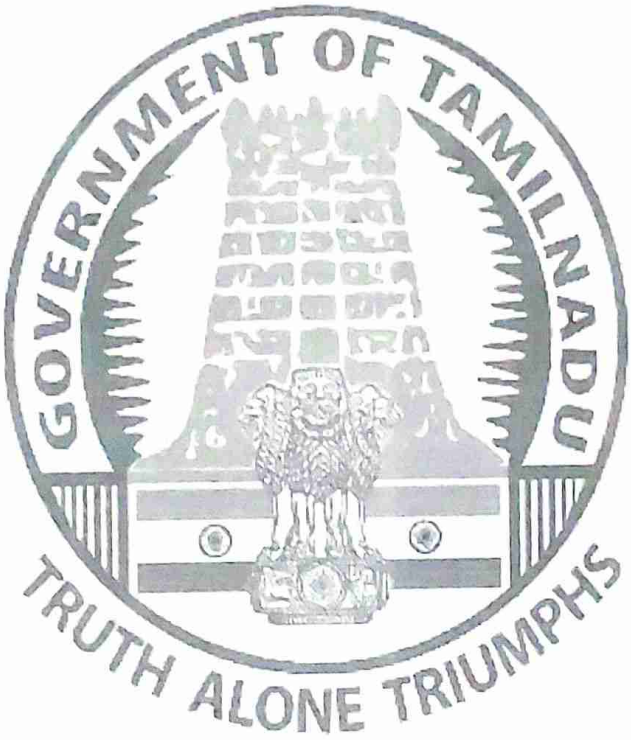
(b) If the subdivision is located in a place where the Tamil Nadu Land Ceiling Act, 1978 is in force, the details of approval for the subdivision should be reported to the concerned Ceiling Act Officer.

13).A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration/omission of the approved plot map.

14).Details of allotments of plots for which technical approval has been granted:

1) Plot area : 1.17 ½ acres or 4750.00 sq.m.
2) No of plots : 23
3) Area of Road : 1616.80 sq.m
4) Public use (Local body) : 24.49 sq.m
5) Public use (TANGEDCO) : 21.31 sq.m
6) Park area : 313.32 Sq.m (Government guideline value

Village



Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.03.02 18:54:35

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.