

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: ERD/MDK/LKPM/LAY
OUT/01/2024-2025
DATE: 30.10.2024

Date: 10/30/24 4:47 PM

From:

Village Panchayat

LAKKAPURAM

To :

Tmt.S.Akilandeswary,
W/o.L.S.Saravanakumar,
Simi Garden, Puduvalasu,
Lakkapuram.

Online Application Number:

1F49BX0M

Sir/ Madam,

Sub :

Residential Layout - Erode District Town and Country Planning office – Erode District –Modakuruchi Taluk-
Modakuruchi Union – Lakkapuram Panchayat Punjai Lakkapuram Village – R.S.No. 78/28A – 04410
Acres (or) 1785.0 Sqm. Extent - Layout Approval reg.

Ref :

- 1.The layout proposal received through online vide reference no. 1F49BX0M Dt.10.10.2024
- 2.DTCP circular no. 24282/2005 LA2 dated 04/05/2006.
- 3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019
- 4.G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
- 5.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
- 6.DTCP Circular no.19799/2020/T dated 24/12/2020
- 7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

Body:

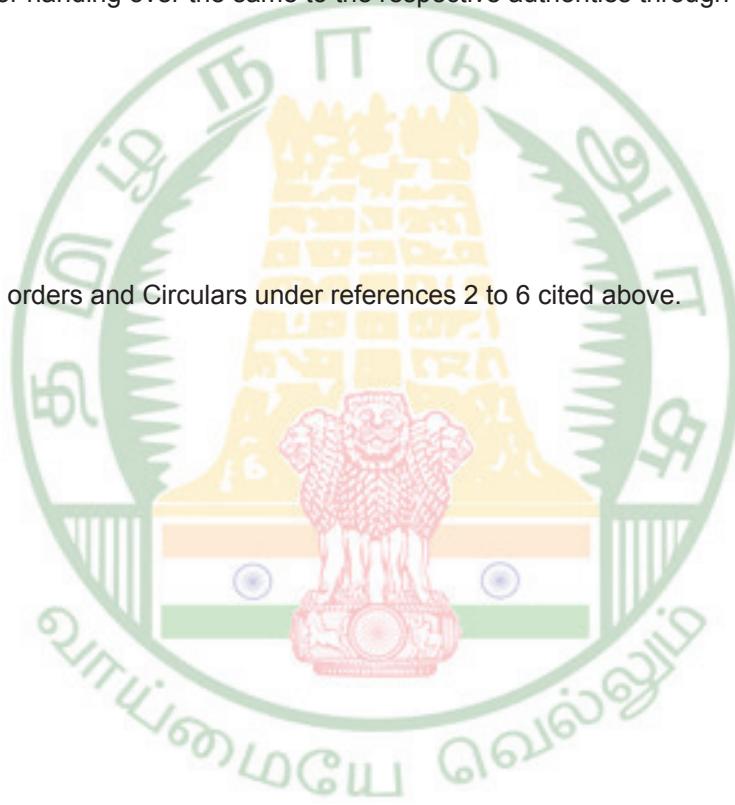
Order:

TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public

purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are

earmarked for handing over the same to the respective authorities through gift deeds as per the

Government orders and Circulars under references 2 to 6 cited above.



2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by

verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public

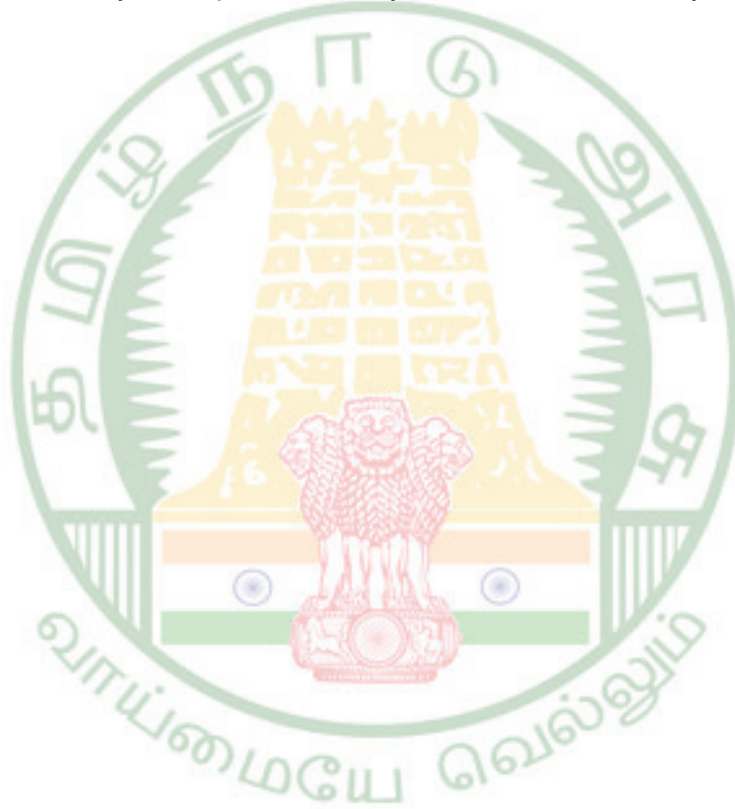
THIRU.L.P.SALAIMANICKAM

PRESIDENT,

LAKKAPURAM PANCHAYAT

Copy To :

1. Joint Director /Deputy Director/Asistance DirectorTown and Country Planning Department (Planning Permission), Government IT (Opposite),Chennimalai Road Erode– 638009.
2. The Sub Registrar, Office of the Sub Registrar, Aval Poondurai.
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), Modakuruchi Panchayat Union Office.
6. Panchayat Secretary, Lakkapuram Panchayat, Modakuruchi Panchayat Union.



Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.10.30 16:47:20



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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

