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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 92/2024

Date: 7/27/24 10:29 PM

From:

Executive officer

154, Kamarajar Salai, Burgur Road, Anthiyur - 638501

To :

T M Boopathy and Kousalya
Door no. 14/1, Gandhiji street,
Anthiyur, Erode - 638476.

Online Application Number: AB4OPUSB

Sir/ Madam,

Sub :

Residential Layout - Office Of the Erode District Town and Country Planning S.F. No.1525/8,1525/10A2 - Anthiyur Village - Anthiyur Town Panchayat - Anthiyur Taluk - Erode District - 1.17 1/4 acre or 4747.00 sqm Extent Technical clearance issued - Administrative Sanction Order issued - Reg

Ref :

1. Mr. T.M. Boopathy and Kausalya, Door no. 14/1, Gandhiji Road, Anthiyur, Erode-638476 (Website) Date of Application. 24.01.2024.
2. District Town and country planning office,Erode Online Letter no. AB4OPUSB/2024/TCP Dated.09.02.2024.
3. Donation deed No. 571/2024 dated 14.02.2024 registered as donation to Anthiyur Town Panchyat in the office of the Registrar of Anthiyur.
4. District Town and country planning office,Erode Online Letter no.. AB4OPUSB/2024/TCP Dated.06.03.2024.
5. Anthiyur Town Panchayat Council Resolution no. 44/2024 day. 27.06.2024.
6. Department of Town and Country Planning Online Payment Receipt Transaction Id : 0972c776-d09c-47cf-80a4-cc5efd38953f Date: 27.07.2024.
7. Relevant documents.

Body:

Erode District, Anthiyur Town Panchayat, Ward No.17, Nanjappa Street Cross-1, S.F.No. 1525/8, 1525/10A2 the applicant in Reference No. 1 is seeking permission from the Town Panchayat to construct a Layout measuring 1.17 1/4 acres or 4747 sq.m. Mr. T M Boopathy And Kousalya Door no. 14/1, Gandhiji street, Anthiyur, Erode-638476 who applied through the website, as seen in Reference No. 2, according to the letter of the Town and Country Planing Department, Erode, to hand over the land belonging to the Town Panchayat through Gift documents. It has been handed over to the Town Panchayat through Gift documents.

In the letter of the Town and Country Planing Department, Erode in Reference No. 4, Anthiyur Townpanchayat, Anthiyur 'B' Village Ward No. 17, Nanjappa Road Cross-1, R.S. No. 1525/8, 1525/10A2 in 1.17 1/4 acres or 4747.00 sq.m. in the plot divided into 17 plots, and the road and public use allocation has been handed over to the Townpanchayat as a donation for the plot approval no. Technical approval has been granted as SWP/DTCP/ERODE/LAYOUT APPROVAL NO:54/2024. Anthiyur Town Panchayat Council Resolution No. 44/2024 Dated. 27.06.2024. to give final approval to the plot in the resolution seen in Reference 5. Amount due for road maintenance in the said plot vide voucher no. 243/2024-25 An amount of Rs.7,48,000.00 has been paid as on 23.07.2024. Also, for the maintenance of street lights, drinking water facilities, the amount has been paid through e-transaction as seen in Reference No. 6 and drainage facilities have been provided.

In this case, according to the Online Demand, the amount to be paid to the Town Panchayat is Rs. 3,61,961.00 and the amount payable to Government account head Rs. 21,470.00 and a total of Rs.3,83,431.00 can be found in Reference No.6 Payment has been made through online Payment slip as per Department of Town and Country Planning Online Payment Receipt Transaction Id : 0972c776-d09c-47cf-80a4-cc5efd38953f Date: 27.07.2024. seen in Reference No. 6.

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. 1525/8, 1525/10A2 is decreed granting Administrative permission for 17 plots in a Layout measuring 1.17 1/4 acres or 4747 sq.m.

Conditions

1)Administrative permission is granted subject to the special conditions mentioned in the order Ref No.04 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) Public allotment land and roads registered as a gift to Anthiyur Town Panchayat in Anthiyur Sub Registrar's office Gift Document no. 571/2024 Dated.14.02.2024 It has been handed over to the Town Panchayat. No encroachment shall be done in the said surrendered places. The transferred public utility spaces should be handed over to the Town Panchayat.(Patta Name Transfer)

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

8) 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.

9) For these LayoutDepartment of Town and Country Planning, Erode their Online ApplicationNo. AB4OPUSB/2024/TCP Dated. 06.03.2024. As per letter SWP / DTCP / ERODE / LAYOUT APPROVAL NO: 54/2024 for the Layout indicated in the annexure the plot conditions are to be followed.

Executive Officer,

Anthiyur Town Panchayat,

Erode District.

Enclousure':

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

Recipient:

T M Boopathy and Kousalya
Door no. 14/1, Gandhiji street,
Anthiyur, Erode - 638476.

Copy:
1. Town and Country Planing Department, Erode.
2. The Sub Registrar, Anthiyur.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.07.27 22:29:15

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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