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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 6X9IJZ3O/2023/TCP Date: 2/2/24 1:21 PM

From:

Village Panchayat

KONGARPALAYAM

To :

Thiru.Sadaiyappan S.G,
96 Valaiyan Thottam,
Athani, Bhavani
Erode -638502.

Online Application Number: 6X9JIZ3O

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, T.N.Palayam Panchayat Union, Kongarpalayam Village Panchayat acknowledging and Approving in R.S.No: 281/2A, 1.61.75 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru.S.G.Sadaiyappan Application Date:09.10.2023.
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 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: 6X9IJZ3O/2023/TCP, Dated:06.11.2023
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 443/2023 Dated: 06.11.2023.

Body:

Order:

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 30.68 sq.m and Roads area of 1700.41 sq.m are donated to the Kongarpalayam Panchayat with the document no: 2282/2023 dated: 30.10.2023 registered at the T.N.Palayam Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.25000/- (Rupees Twenty Five Thousand Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240123018645 Dated: 23.01.2024 and the bank Receipt has been handed over to the Kongarpalayam Panchayat by the Applicant.

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

Layout approval fees : 24000/- Dt.22.01.2024

Layout inspection fees :5000/- Dt.22.01.2024

Therefore, Subject to Specific Conditions, Erode District, T.N.Palayam Panchayat Union, Kongarpalayam Village and Panchayat , R.S.No: 281/2A, of 1.61.75 acres extent of ‘’KONGU NAGAR- I, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. 6X9JIZ3O / 2023/ TCP Dated: 06.11.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:

SWP/DTCP/ERODE/LAYOUT APPROVAL No- 443/2023

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.

Union.
7. Others – 2
KONGARPALAYAM PANCHAYAT RESOLUTION COPY
On 30.01.2024 in the month of January 2024 Tuesday at 11.00 am the Ordinary meeting of Kongarpalayam panchayat members was held in the panchayat office Details of the actions taken in the meeting at that time as follows
President: Tmt. R.JANAKI as Panchayat President
13 Ward members including the Panchayat President
SUB: Erode District T.N.Palayam Panchayat Union, Koongarpalayam Panchayat Kongarpalayam “A” Village , KONGU NAGAR, S.F.No: 281/2A extent 1.61.75 acres granted Technical Clearance by Assistant Director (Incharge). District Town and Country Planning Department (Planning Permission) Erode District. ROC No. 6X9JIZ3O / 2023/ TCP Dated: 06.11.2023 and Technical Clearance Residentials Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 443/2023 Dated: 06.11.2023. Seeking approval of the Council to grant final approval subject to specified condition.
Resolution No: 365/2023-24 is granted unanimously



Village

Signature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.02.02 13:21:13

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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