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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2025-2026/LA/KMP

Date: 12/10/25 8:02 PM

From:

Village Panchayat

KADHIRAMPATTY

To :

Tmt. N PUSHPALATHA
1/476 Veppampalayam Village ,
Erode-638112

Online Application Number: 8UEIHWAG

Sir/ Madam,

Sub :

Residential Layout – Erode District - Erode Panchayat Union - Kadhirampatti Village Panchayat – Kathirampatti Village S.F.No:13/1B2 of 0.96 ½ Acres (3906.0 Sq.m) extent Residential Plot Approving Tmt. N Pushpalatha -Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. Applicants Tmt. N Pushpalatha Application No. 8UEIHWAG Dated:26/08/2025.
2. Letter No.1/ 9448 / 2025 Dated.02.09.2025 of Joint Director, Agriculture department, Erode District
3. Letter Roc. No.19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4. Letter no. 8UEIHWAG/2025/TCP, dated 24/09/2025of Joint Director / Deputy Director / Assistant Director, Government ITI (Opposite), Chennimalai road, Erode -638 009
5. Road pattern plan approved by the District Town and country planning office, Erode, dated: 24.09.2025.
6. G.O.79,Housingand Urban Development Department,Dated:04.05.2017
7. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, 8UEIHWAG/2025/TCP, dated:24/09/2025.
8. The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No. 307/2025.
9. Kadhirampatti Panchayat Resolution No:55/2025-2026, Dated:08.12.2025

'Body:

Order::-

In the reference 4th cited, The Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the S.F. No: 13/1B2, Kathirampatti Village, Kadhirampatti Panchayat, Erode District, Erode with an extent of 0.96 ½ Acres (3906.0 Sq m)wide his proceeding Roc No. SWP/DTCP/ERODE/LAYOUT APPROVAL No.307/2025 dated 24-09-2025subject to special conditions and Technical Clearance from The Local Body / Authority. Letter received 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 basic 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 has been provided as per the Standard specified by the local Body. As per the reference 4th cited, 3% Market Value fee for Residential Layout Plot of Rs.20628/- (Rupees Twenty Thousand Six Hundred and Twenty Eight only) has been paid by the Applicant through State Bank of India, Receipt No:20251120021260 Dated:21-11-2025 and the bank Receipt has been handed over to the Kadhirampatti panchayat by the applicant, and also remit, the scrutinizing fee of Rs.1000/- per plot has been collected for 13 numbers of plots. Rs.13000 and Development charges including Inspection charges Rs.2000 a sum of Rs.15000/- In the reference 7th cited Layout Approval Fees. Rs.3 Per Sq Feet (Rs.3 x 42044 Sq.ft) Sum of Rs.126132/- has been paid by the applicant through online Receipt No. 2025120553215 (Transaction ID: 11000319413414) dated on 05-12-2025. In the reference 8th cited The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:55/2025-2026, Dated: 08.12.2025. Hence Subject to Specific Conditions, It is here by ordered to grant approval for the Residential Layout situated S.FNo:13/1B2, Kathirampatti Village, Kadhirampatti Panchayat Named as Tmt. N.Pushpalatha Layout, Kadhirampatti Panchyat, Erode District, Erode with and extent of 0.96 ½Acres (3906.0 Sq m) with the following conditions.

Conditions:-

1.All the Special conditions mentioned in the AssistantDirector, District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, 8UEIHWAG/2025/TCP, dated 24/09/2025must be strictly follows.

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 maps hall not be altered without the permission of the authority concerned.

4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

5.Every plot deed registration should be accompanied by a copy of this layout approval map.

6.The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition of land layout approval and planning permission.

7. The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

8.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.

9.If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs.

10.The Special Officer / Block Development officer (VP) of Kadhirampatti Panchayat has issuing the final approval against the documents submitted by the applicant. In case of any document found are false in future, the approval shall be cancelled without any prior information, and the applicant is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Special Officer / Block Development Officer (VP)
Kadhirampatti Panchayat.

Copy to

1. Assistant Director,Town and Country Planning Department (Planning Permission), Sampath nagar, Erode-638011
2. The Sub Registrar, Office of the Sub Registrar, Perundruai.
3. Assistant Director of Rural Development (Panchayats), Erode District.
4. Assistant Director (Survey and Land Records),Erode.

5. Block Development Officer (Village Panchayat), Erode.
6. Panchayat Secretary, Kathirampatti Panchayat office, Erode Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.12.10 20:02:46

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
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The LandLens suite
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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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