Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1 / 2024-2025 Date: 4/5/24 11:05 AM

From:

Village Panchayat

MUTHUGOUNDAMPALAYAM

To :

To,
P.REVATHY,
L-125 Near by SKM Park- Periyar Nagar,
Erode – 638001.

Online Application Number: 9QJ2GVX0

Sir/ Madam,

Sub :

Residential Layout Approval - Erode District - Modakkurichi Taluk -Nanjai Uthukuli A Village - Muthugoundenpalayam panchayat - R.S.No. 17/1B,2A1B,4B- 2342.00 Sq.M (0.5775 acres) - Final Planning permission issued - Reg.

Ref :

1. Applicant Tmt.P.Revathy online application No. 9QJ2GVX0.
2. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 9QJ2GVX0/2024/TCP, Dated:11.03.2024.
4. Muthugoundenpalayam panchayat Resolution No.76/15.03.2024.

Body:

Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 17/1B,2A1B,4B - 2342.00 Sq.Mt.(0.5775 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.64/2024. dated on 11/03/2024 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 onsite Inspection of amenities mentioned in the Layout.

3.Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like drains has been provided as per the standards specified by the local Body. Public Space 'A' area of 24.25 sq.m and Roads area of 747.27 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 8445/2023 dated: 18.10.2023 & Public Space 'B" area of 25.37 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 8446/2023 dated: 18.10.2023 Documents are registered at the Avalpoondurai Sub registrar Office.

4. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.2,26,881/- (Rupees Two Lakhs Twenty Six Thousand Eight Hundred and Eighty One Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240314036634 Dated: 14.03.2024 and the bank Receipt has been handed over to the Muthugoundenpalayam Panchayat by the Applicant.

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

Layout approval fees : 9000/- Dt.23.03.2024

Layout inspection fees : 2000/- Dt.23.03.2024

Therefore, Subject to Specific Conditions, Erode District, Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 17/1B, 2A1B, 4B - 2342.00 Sq.Mt. (0.5775 acres) of ‘’TOWN-19, 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. 9QJ2GVX0/2024/TCP, Dated:11.03.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No.64/2024.

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.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.

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

7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

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

9. 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.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

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

11. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. 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 local body.

12. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

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 : 0.5775 acres or 2342.00 sq.m.

2) No of plots : 9

3) Area of Road : 747.27 sq.m

4) Public use (Local body) : 24.25 sq.m

5) Public use (TANGEDCO) : 25.37 sq.m

6) OSR : 159.47 Sq.m (Government guideline value amount has been paid by the applicant.)

Thousand Six Hundred and Eighty Two Only) has been paid by the Applicant, Receipt No: 2023091414476, Transaction ID:6694003924029 Dated: 14.09.2023 and the bank Receipt has been handed over to the Muthugoundenpalayam Panchayat by the Applicant.

Thirumathi.R.Vijayalakshmi

President,

Muthugoundenpalayam panchayat.

Copy to:
1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode – 638009
2. The Sub Registrar, Office of the Sub Registrar, Avalpoondurai.
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), Modakkuruchi Union Office, Modakkuruchi.
6. Panchayat Secretary, Muthugoundenpalayam Panchayat office, Muthugoundenpalayam Panchayat Union.



Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.04.05 11:05:05

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.