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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 229/2024

Date: 8/23/24 10:39 AM

From:

Executive officer

254/1, Near Weekly Market, Erode Main Road, Perundurai

To :

S.Dhachinamurthi, C.Gowri,
38, Chinniyampalayam Pudur,
Kanjikovil,
Perundurai Taluk,
Erode 638116

Online Application Number: 0EW3EB6O

Sir/ Madam,

Sub :

Erode District - Karumandichellipalayam Town Panchayat - Residential Layout Approval - SF.No.736/2B1 - 1.91.50 Acres (or) 7759 Sqm Extent – 149/2024 Date-21.05.2024Technical Clearance Issued - Final Approval - Reg.

Ref :

Town and Country Planning Department Letter Roc No. 0EW3EB6O/2024/TCP, Dt.21.05.2024

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. 0EW3EB6O/2024/TCP Dt.21.05.2024 to develop 1.91.50 acres of land in Karumanchellipalayam Town Panchayat, Perundurai Taluk, Erode District with an area of 1.91.50 acres Technical approval has been granted as on 21/05/2024. Further, according to Perundurai Registrar Gift Deed Document No. 2750/2024 dated 15.05.2024, the proposed subdivision road with an area of 2200.69 square meters and corners of 11.25 square meters and public use space with an area of 29.10 square meters and Perundurai Registrar Gift Deed Document No. 2751/2024 dated 15.05.2024, the proposed subdivision TANGEDGO area of 31.00 square meters have been handed over to the Town Panchayat by Resolution No. 92/2024 of this Town Panchayat Council Approved as on 20.06.2024.

The BT road, drainage and Borewell Motor with Pipeline works in the said plot have been carried out by the petitioner and have been inspected by Shree Venkateshwara Hi-tech Engineering College, Gobichettipalaam and a certificate has been issued that they are in good condition. Also as mentioned in Town and Country Planning Department technical permission letter 3% of the market value of land use change fee Rs.1002000/- and Local Body Fees payment of Rs.9419912 Collected as per Challan No.315/2024-2025 dated 26.07.2024, final approval is decreed with following conditions for the residential plot.

Conditions :

1. Technical permission for residential plot is granted subject to special conditions, plot conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this plot.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid plot approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this plot or sub-division of plots shall require proper approval from the concerned officer.
6. Deputy Director of Erode Town and Country Planning vide plot plan SWP/DTCP/ERODE/LAYOUT APPROVAL NO.149/2024, dated on 21.05.2024. Plots should be sold only as notified on 21.05.2024.
7. There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Perundurai Register office Gift deed documents.
8. The public utility areas should be handed over to the Town Panchayat by the plot owners after erecting wire fences and handing over the Patta to the Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this plot later on.
11. All conditions of Erode Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the Final Approval issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the petitioner to the Town panchayat every 6 months until the plots are sold.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.08.23 10:39:34

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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