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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 8/4/25 7:53 PM

From:

Village Panchayat

PACHAMPALAYAM

To :

To,
SRI SENTHUR CITY SRI SENTHUR CITY ITS PARTNERS
1029D,MAIN ROAD BHAVANI,Bhavani,Erode-638301

Online Application Number: D8U5JYKZ

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and Village acknowledging and Approving S.F.No:- 121/1C, in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 1.50 Acre (or) 6072.00 Sq.mt extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – final approval reg.

Ref :

1. Applicant SRI SENTHUR CITY Online application No. D8U5JYKZ, Dated:08.04.2025
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 17.04.2025.
3.Letter No.M.M.A1/2793/2025 Dated 29.03.2025 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.M/S. SRI SENTHUR CITY giftdeed (Gift deed document No.Local body Doc no. 1777/2025 Dt.21.04.2025 and TANGEDCO Doc no .1778/2025 Dt.21.04.2025
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004 .
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022ROC 11. 10.

ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No. D8U5JYKZ/2025/TCP Date : 25/04/2025.
11.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 128/2025
12.Pachampalayam Panchayat Resolution No: 23/30.07.2025 dated:30.07.2025

Body:

Order:

a. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Panchayat Union, Pachampalayam Panchayat and Village at S.F.No:- 121/1C, 1.50 Acre (or) 6072.00 Sq.mt 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. 128/2025 subject to Special conditions and Technical clearance from the Local Authority.

b.Received with letter 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 thedocuments and On site Inspection of 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 , necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 26.86 sq.m and road area space 1406.65 sqm donated to the Pachampalayam Panchayat with the document no: 1777/2025 dated: 21.04.2025 registered at the Anthiyur Sub registrar Office donated to the Pachampalayam Panchayat are handover to Pachampalayam Panchayat Office.

c. ccording to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.25000/- (Rupees Twenty Five Thousand Rupees only) has been paid by the Applicant towards, Receipt No: 20250801025868 Dated: 01.08.2025 and the bank Receipt has been handed over to the Pachampalayam Panchayat by the Applicant.Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat,and village S.F.No:- 121/1C,– 1.50 Acre (or) 6072.00 Sq.mt extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director (Incharge), District Town and Country Planning Department,ROCNo. D8U5JYKZ/2025/TCP Date : 25/04/2025. and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 128/2025, 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.

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

2. The SubRegistrar, Office of the SubRegistrar, Anthiyur
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), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Pachampalayam Panchayat office, Anthiyur Panchayat Union.
7. Others – 2

Village

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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