

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: R9KMVS7/2023/TC
P,

Date: 7/8/24 2:40 PM

From:

Village Panchayat

Murungatholuvu

To :

Thiru. Thulasimani and P.Gowri
346-P.R.S. Road , MuthaiyanKovil,
Namakkal palayam,
Chennimalai,
Erode - 638051.

Online Application Number:

R9KMVS7

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Chennimalai Panchayat Union, Murungatholuvu Village Panchayat acknowledging and Approving R.S.No: 772/2A, 0.030.134 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. P.Thulasimani 2. Gowri Application Date: 04.10.2023.
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: R9KMVS7/ 2023/ TCP, Dated:14.11.2023
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 506/2023 Dated: 07.12.2023.

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Erode District, issued to Erode district, Chennimalai Panchayat Union, Murungatholuvu Village and Panchayat , R.S.No: 772/2A, 0.030.134 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. 506/2023 dated on 07.12.2023 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 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 121.66 sq.m, Park area of 9.0 sq.m and Roads area of 6.08 sq.m are donated to the Murungatholuvu Panchayat with the document no: 4678/2023 dated: 28.11.2023 registered at the Chennimalai Sub registrar Office.

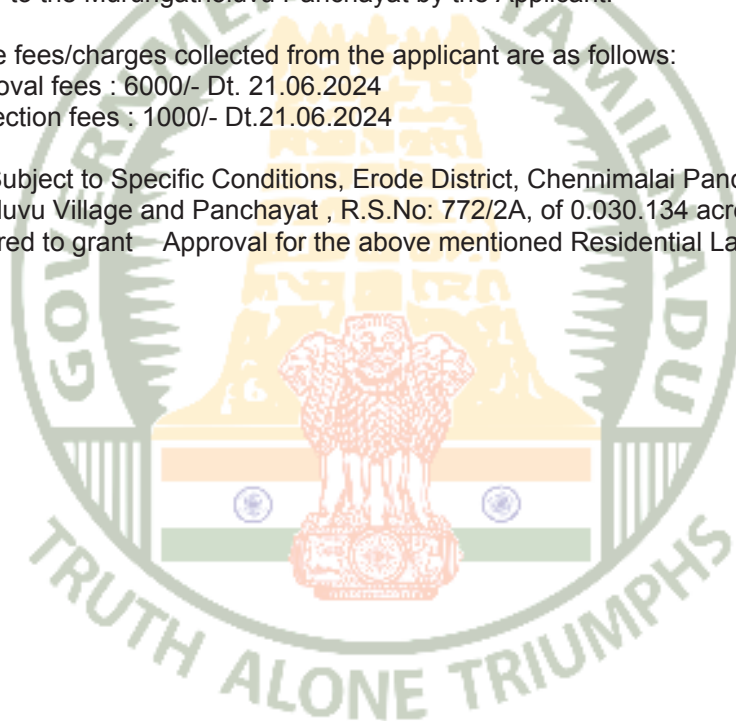
3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.7000/- (Rupees Seven Thousand Rupees Only) has been paid by the Applicant towards State Bank of India, Dated: 26.12.2023 and the bank Receipt has been handed over to the Murungatholuvu Panchayat by the Applicant.

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

Layout approval fees : 6000/- Dt. 21.06.2024

Layout inspection fees : 1000/- Dt.21.06.2024

Therefore, Subject to Specific Conditions, Erode District, Chennimalai Panchayat Union, Murungatholuvu Village and Panchayat , R.S.No: 772/2A, of 0.030.134 acres extent , It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:



Village

Signature valid

Signed by: Village Panchayat President
Location: Erode
Date: 2024.07.08 14:40:02



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



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
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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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