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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2023-2024/LA/KPY

Date: 2/28/24 5:49 PM

From:

Village Panchayat

KADHIRAMPATTY

To :

Mr. D. Ravichandaran and
Mrs. Kavitha Karthikeyan
10/D3- Kumaran Paradise,
NGGO Conly 4th Street,
Erode 638 009

Online Application Number: 4DK62SIP

Sir/ Madam,

Sub :

Residential Layout –Erode District, Erode Panchayat Union, Kathirampatti Village Panchayat - Approving RUDRA ENCLAVE, S.F.No:6/1B1, 1B3, 2.32 ½ Acre extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. Applicant Mr. D. Ravichandaran and Mrs. Kavitha Karthikeyan Application Date: 09.10.2023.
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,Housingand Urban Development Department,Dated:04.05.2017
5. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, 4TK62SIP/2023/DCP, dated:11.12.2023
6. 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. 517/2023.
7. Kathirampatti Panchayat Resolution No:41/2023-2024, Dated:02.01.2024

Body:

Order:

1. In the letter cited in the reference 6, from the Assistant Director of District Town and Country Planning Department (Planning Permission), Erode District, issued to Erode district, Erode Panchayat Union, Kathirampatti Panchayat are Situated at S.F. No: 6/1B1, 1B3 of 2.32 ½ acres proposed named as RUDRA ENCLAVE 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. 517/2023 subject to Special conditions and Technical clearance from the Local Authority.

2. 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 the documents and Onsite 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 has been provided as per the Standards specified by the local Body, Public Space area of 49.08sq.m and roads 658.25s.q.m are donated to the Kathiramptti Panchayat with the gift deed document no: 8106/2023 dated 27-11-2023 registered in Perundruai Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of

Village



Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.02.28 17:49:32

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

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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

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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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