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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 75/2024-2025 Date: 7/8/24 3:20 PM

From:

Village Panchayat

MOONGILPATTI

To :

Thiru. VISWANATHAN AND OTHER,
D.NO:119,Main Road, Puthan Santhai,
Pallipalayam Post,
Kumarapalayam Tk,
Namakkal Dt.

Online Application Number: D8MBFKK9

Sir/ Madam,

Sub :

Sub: Residential Layout – of Erode District, Anthiyur Taluk, Anthiyur Panchayat Union, Mongilpatti Village Panchayat and Village acknowledging and Approving S.F.No: 23/1B of, 0.62 Acre or 2510 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. VISWANATHAN AND OTHER Application no D8MBFKK9 Date: 08.03.2024
2. Road Pattern approved by District town country planning Office Erode date: 02.04.2024
3. Letter no.9087/2023 (63), dated: 29.11.2023 JOIN DIRECTOR Agriculture department erode district.
4. Letter no. 19799/2020, dated: 24.12.2020 of Commissioner of Town and Country Planning, Chennai (Circular)
5. Applicant Thiru.VISWANATHAN AND OTHER gift deed uploaded date 04.05.2024 (Gift Deed Document No. Local body Document No 1453/2024 Dated 12.04.2024 Tangedco Doc No 1454/2024 Dated 12.04.2024
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2024
8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, D8MBFKK9 Date: 08.03.2024
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number:

SWP/DTCP/ERODE/LAYOUT APPROVAL No- 140/2024
10. Mongilpatti Panchayat Resolution No: 75/2024-2025, Dated:25.06.2024

Body:

Order:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Taluk, Anthiyur Panchayat Union, Mongilpatti Panchayat and Village at S.F.No: 23/1B of, 0.62 Acre or 2510.0 sqm extent proposed residential layout,

The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and

MONGILPATTI PANCHAYAT RESOLUTION COPY

On 25.06.2024 in the month of June 2024 Thursday at 11.00 am, the ordinary meeting Mongilpatti panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: Thiru K M VISWANATHAN as Mongilpatti Panchayat President.
9 Ward Members including the Panchayat President.
SUBJECT: Erode District, Anthiyur Taluk Anthiyur Panchayat Union, Mongilpatti Panchayat and Village S.F.No: 23/1B extent 0.62 Acre or 2510.0 Sqm granted Technical Clearance by Deputy Director (Incharge), District Town and Country Planning Department (Planning Permission), Erode District, ROC No. D8MBFKK9 Date: 08.03.2024 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No.140/2024.
Seeking approval of the Council to grant final approval subject to specified conditions.
Resolution: Resolution No. 75/2024-2025, Dated:25.06.2024, is granted unanimously.

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

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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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