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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: MODACHUR/LAYOUT/2025-2026/01

Date: 5/5/25 6:00 PM

From:

Village Panchayat

MODACHUR

To :

Thiru. Paneerselvam and Senthilkumar, 2/144, Elavamalai, Aayakattuthottam, Elavamalai, Erode-638316

Online Application Number: BD7RFL6O

Sir/ Madam,

Sub :

Layout - Gobichettipalayam - Modachur Village Panchayat - 2.20(1/2) Acres (or) 8927 Sqm in Modachur Village Under Panchayat SF. No.49/3B,60/3B2,3C,3D,3E,3F,7A2 Grant of final Approval for 38 plots situated on the Layout - Regards

Ref :

1.Applicant.Thiru.PaneerselvamandSenthilkumar,2/144,Elavamalai,Aayakattuthottam,Elavamalai, Erode-638316 Online Application No NQPU08N2 Dated 15.04.2024
2.ROC NO. BD7RFL6O/2024/TCP Date : 08-05-2024 From Assistant Director Of Town & Country Planning Erode District.
3.Gobichettipalayam R/2 Sub Register Documents No (383/2024 Date 05-02-2024) and (381/2024 Date05-02-2024)
4.Layout Approval No -131 /2024 Date : 08/05/2024 From Assistant Direct0r Of Town & Country PlanningErodeDistrict
5. Modachur Village Panchayat Resolution Number of 51 /2025-date 05-05-2025

Body:

2.20(1/2)Acres (or) 8927 Sqm in S.F No.49/3B,60/3B2,3C,3D,3E,3F,7A2 Modachur Village under Modachur Panchayat, Gobichettipalayam Panchayat Union of Erode District Thiru.Paneerselvam and Senthilkumar,2/144,Elavamalai,Aayakattuthottam,Elavamalai,Erode-638316 Modachur Village Panchayat ,Gobichettipalayam, Erode District As per the documents of Gobichettipalayam R/2 Sub Register office found in the application , the roads constructed

in the plot by the applicant have been deeded in the name of Modachur Village Panchayat President. In the letter of the Assistant Director Of Town & Country Planning Erode District, which is seen in view 2, approval of the technical approval map for the said plot has been granted for 38 plots with the conditions of the map numbered as 131/2024 Technical clearance issued by Assistant Director Of Town & Country Planning Erode District has been approved. Therefore, it is ordered to grant final approval to 38 plots Named as "KRISHNA GARDAN" subject to the conditions laid down by the Assistant Director Of Town & Country Planning Erode District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.05.05 18:00:57

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.