Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 2/2025-2026/LA/PUDUR

Date: 4/28/25 1:45 PM

From:

Village Panchayat

46 PUDUR

To :

Tmt.T.Leelamani
D.No.14 Iraniyan Street, Senthur Garden
Erode,638002

Online Application Number: CS8R1XMG

Sir/ Madam,

Sub :

Residential Layout – Erode District, Modakurichi Panchayat Union, 46 Pudur Village Panchayat – Pudur A Village S.F.No:67/4 0.62 Acre (2510.0 Sqm) Extent Residential Plot Approving -Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1) Applicants Ms.T.Leelamani online Application No.CS8R1XMG, Dated: 15.03.2025.
2)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4)G.O.138, Housing and Urban Development Department,Dated:04.06.2004
5)G.O.79, Housing and Urban Development Department,Dated:04.05.2017
6)G.O.181, Housing and Urban Development Department,Dated:09.12.2020
7)G.O.141, Housing and Urban Development Department,Dated:16.07.2022
8)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
9)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
10)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II(2)) Department Dt. 05.12.2024
11)Assistant Director of Town and Country Planning Department (Planning Permission), Erode, Roc. No.CS8R1XMG/2025/TCP dated:24.04.2025
12)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.125/2025

13) 46 Pudur village Panchayat Resolution NO.99/2025-2026, Dated:28.04.2025
14) Assistant Engineer, Modakurichi Panchayat Union site inspection dt. 28.04.2025

Body:

Order
In the above reference cited in the 11, the Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the S.F.No:67/4 46 Pudur A Village, 46 Pudur village panchayat, Erode District, Erode with an extent of 0.62 Acre (2510 Sqm) Extent vide his proceeding Roc. No.CS8R1XMG/2025/TCP dated:24.04.2025 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL.No.125/2025 subject to special conditions and Technical Clearance from The Local Body / Authority. Letter received 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 has been provided as per the Standard specified by the local Body. A Public utility Space area of 11.0 Sq.m and 730.39 Sq.m for road were donated to the 46 Pudur Panchayat with the gift deed document No:3025/2025 dated 19.04.2025 registered in Avalpoondurai Sub registrar Office. According to the ordinance in the reference 5 cited, 3% of Market Value of land as land use conversion charges of Rs.36287/- (Rupees Thirty six thousand two hundred and eighty seven only) has been paid by the Applicant through State Bank of India, Receipt Nos:20250428064032 Dated:28.04.2025 and the bank Receipt has been handed over to the 46 Pudur Panchayat by the Applicant. In the above reference 12 cited, as a non planning area the securitizing fee of Rs.1000/- per plot has been collected for 13 numbers of plots. Rs.13000 as securitizing charges and Inspection charges of Rs.5000 and In the reference 10th cited, Layout approval fees of Rs.108060/- (27015 Sq.f and Rs.4/- per Sqf.) total sum of Rs.126060/-has been paid by the applicant through online. The above reference cited in 13th The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:99/2025-2026, Dated:28.04.2025. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated in the Situated in the S.F.No:67/4 46 Pudur A village, 46 Pudur Village panchayat, Erode District, Erode with an extent of 0.62 Acre (2510) with the following conditions.

Conditions:-:,
All the Special conditions mentioned in the Roc. No.CS8R1XMG/2025/TCP dated:24.04.2025 Assistant Director (Incharge), District Town and Country Planning Department, (Planning Permission), Erode, must be strictly follows. 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. 13 plots only permitted. 4.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed. 5.If any difference arises the Applicants has to pay the difference in rates of fees paid by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6.The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding the re cognition of land layout approval and planning permission. 7.The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership.8.The owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay estimate 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. 10.If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 11.The Special Officer of 46 Pudur Panchayat has issuing the final approval against the documents submitted by the applicant. In case of any document found in false,the approval shall be canceled without any prior intimation to the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Special Officer/Block Development Officer(VP)
46 Pudur Panchayat.
Copyto:
1. Assistant Director(Incharge),Town and Country Planning Department (Planning Permission), Sampath Nagar, Erode District,Erode-638011
2. The Sub Registrar Office of the Sub Registrar, Avalpoondurai

3. Submitted to the Perusal of Assistant Director of Rural Development and Administration
(Panchayat), Erode.
4. Submitted to the Perusal of Assistant Director (SurveyandLandRecords),Erode.
5. Block Development Officer(Village Panchayat),Modakurichi Union Office, Modakurichi
6. Panchayat Secretary,46 Pudur Panchayat office,Modakurichi Panchayat Union.
7. Others–2

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.04.28 13:45:00



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate