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: 3/2025-2026/LA/KASPA

Date: 6/16/25 8:17 PM

From:

Village Panchayat

KASPA PETTAI

To :

Thiru.C.Shanmugaprakash
Door No : 114A, Chennapanaickenpalayam,
Nanjai Uthukuli Village,
Modakurichi ,
Erode 638104

Online Application Number: BNBAACXH

Sir/ Madam,

Sub :

Residential Layout –Erode District, Modakurichi Panchayat Union, - S.F.No:- 403/3A in Kaspa Pettai 'B' Village – Kaspa Pettai Panchayat – Modakurichi Taluk - Erode District – 1.13 Acre (or) 4590.0 sqm technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final Approval orders Issuing - reg.

Ref :

1)Applicants Thiru.Shanmugaprakash, Online application No.BNBAACXH Dated:12.01.2025
2) Road pattern plan approved by the District Town and country planning office, Erode, dated: 07.02.2025
3) Applicant Thiru.C.Shanmugaprakash gift deed uploaded Dated:18.02.2025. (Gift deed to the Local body Doc No.1163/2025 Dt.12.02.2025 and TANGEDCO Doc No.1164/2025 Dt.12.02.2025.
4) Proceeding of the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode ROC No. BNBAACXH /2025/TCP, dated:21.02.2025
5)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.50/2025
6)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
7)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

8)G.O.138, Housing and Urban Development Department, Dated:04.06.2004
9)G.O.79, Housing and Urban Development Department, Dated:04.05.2017
10)G.O.181, Housing and Urban Development Department, Dated:09.12.2020
11)G.O.141, Housing and Urban Development Department, Dated:16.07.2022
12)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
13)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
14) G.O.53, Housing and Urban Development Department, (UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024
15)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II (2)) Department Dt. 05.12.2024
16) Applicant Thiru.C.Shanmugaprakash, Dated: 16.06.2025 (Payment of Land Conversion Charges and Layout approval Charges)
17) Letter No. 4870/2024/PRI.MIS-1, dated 16.05.2025 of Commissioner of Rural Development and Panchayat Raj, Chennai (Circular)
18) Kaspa Pettai village Panchayat Resolution NO.155/2025-2026, Dated:16.06.2025
19) Assistant Engineer, Modakurichi Panchayat Union site inspection Dt. 13.06.2025

Body:

Order

1) The application seeking final approval of Planning Permission for the proposed formation of housing layout to an extent of 1.13 Acre (or) 4590.0 sqm Extent in the land bearing S.F.No:- 403/3A in Kaspa Pettai 'B' Village, Kaspapettai Panchayat, Modakurichi Taluk, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

2) On receipt of gift deeds vide reference 3rd cited above, A Public utility Space area of 51.87 Sq.m and 1087.15 Sq.m for road were donated to the Kaspapettai Panchayat with the Gift deed Local body Doc No.1163/2025 Dt.12.02.2025 and TANGEDCO Doc No.1164/2025 Dt.12.02.2025, registered in Avalpoondurai Sub registrar Office.

3) The technical clearance/ concurrence/Planning Permission is issued to the mentioned layout by the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode in the reference 4th cited vide his proceeding ROC No. BNBAACXH/2025/TCP, dated:21.02.2025 and Technical Clearance/ Planning permission issued approval SWP/DTCP/ERODE/LAYOUT APPROVAL No.50/2025

4) According to the ordinance in the reference 9th cited, 3% of Market Value of land as land use conversion charges of Rs.51000/- (Rupees Fifty One Thousand Only) has been paid by the Applicant through online payment mode (Indian Over sees Bank), Receipt Nos :20250614005156 Dated: 16.06.2025

5) As per reference to the 15 th cited it is necessary to levy development charges for Non-Planning Area. as a non-planning area, the securitizing fee of Rs.1000/- per plot has been collected for 21 numbers of plots. Rs.21000 as securitizing charges and Inspection charges of Rs.5000 and in the reference 14th cited, Layout approval fees of Rs.98804/- (Rs.2/- per Sqf.) a total sum of Rs.124804/-has been paid by the applicant through online (Application No. BNBAACXH, dated.16.06.2025 Receipt No.2025061640546).

6) 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.

7) In the reference 18th cited, the Kaspapettai Panchayat council has given approval with the Resolution NO.155/2025-2026, Dated:16.06.2025 to issue the final approval for the above layout. 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:- 403/3A in Kaspa Pettai 'B' Village Kaspapettai Village panchayat, Erode District, Erode with an extent of 1.13 Acre (or) 4590.0 sqm with the following conditions.

Conditions: -:,
All the Special conditions mentioned in the ROC No. BNBAACXH/2025/TCP, dated:21.02.2025

Joint Director/Deputy Director/Assistant Director, 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.21 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 their 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. 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. 9. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 10. The final order the approval of the copy of permission/approval has been send to the Thasildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website. 11.The applicant should submit the application for Bulk Sub division and hand over to the panchayat office. 12. The Special Officer of Kaspa Pettai Village Panchayat has issued the final approval against the documents submitted by the applicant. This office has legally certified the title to the ownership by granting the final approval permission Only based on technical clearance obtained from Town and Country Planning Department, (Planning Permission) by the applicant and it is verified through the documents uploaded in the web portal. 13.The owners / developers shall be allowed reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. 14.Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 11th, and 12th cited above. 15. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions. 16. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court the Rural Development and Panchayat Raj Department is not the right organisation to decide this. 17). 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)
Kaspapettai Panchayat.
Copy to:
1). The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
2). Superintending Engineer, Electricity Distribution Circle, Tamilnadu generation and Distribution Corporation Ltd, Erode,
3)Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode, Erode District, Erode - 638 011
4)The Sub Registrar Office of the Sub Registrar, Avalpoondurai
5) Assistant Director of Rural Development and Administration (Panchayat), Erode.
6) Assistant Director (Survey and Land Records), Erode.
7) Block Development Officer (Village Panchayat), Modakurichi Union Office, Modakurichi
8) Thasildhar, Modakkurichi Taluk, Modakurichi.
9)Panchayat Secretary, Kaspapettai Panchayat office, Modakurichi Panchayat Union.
10) Others–2

Village



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