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Layout Application - Final Approval Letter

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

Date: 4/24/25 3:40 PM

From:

Village Panchayat

KASPA PETTAI

To :

Thiru.M.D.Eswaran and Six Others
70/2B, Thiru Vi Ka Street,
Municipal Colony
Erode,638004

Online Application Number: OT2JAVS1

Sir/ Madam,

Sub :

Residential Layout – Erode District, Modakurichi Panchayat Union, Kaspapettai Village Panchayat – Kaspapettai A Village S.F.No:291/1A2B2 1.03.1/2 Acre (4188 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 Thiur.M.D. Eswaran and Six Others online Application No.OT2JAVS1, Dated: 03.03.2025.
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.OT2JAVS1/2024/TCP dated:03.03.2025
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.

96/2025
13) Kaspa Pettai village Panchayat Resolution NO.70/2025-2026, Dated:23.04.2025
14) Assistant Engineer, Modakurichi Panchayat Union site inspection dt. 21.04.2025

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:291/1A2B2 Kaspapettai A Village, Kaspapettai village panchayat, Erode District, Erode with an extent of 1.03.1/2 Acre (4188 Sqm) Extent vide his proceeding Roc.No.OT2JAVS1/2024/TCP dated:03.03.2025 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL.No.96/2025 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 19.46 Sq.m and 928.00 Sq.m for road were donated to the Kaspapettai Panchayat with the gift deed document No:2354/2025 dated 24.03.2025 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.208200/- (Rupees Two Lakh One Eight thousand and Two hundred only) has been paid by the Applicant through State Bank of India, Receipt Nos:20250422011256 Dated:22.04.2025 and the bank Receipt has been handed over to the Kaspapettai 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 22 numbers of plots. Rs.22000 as securitizing charges and Inspection charges of Rs.5000 and In the reference 10th cited, Layout approval fees of Rs.90152/- (45076 Sq.f and Rs.2/- per Sqf.) total sum of Rs.117152/-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:70/2025-2026, Dated:23.04.2025. 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:291/1A2B2 Kaspapettai A village, Kaspapettai Village panchayat, Erode District, Erode with an extent of 1.03.1/2 Acre (4188) with the following conditions.

Conditions:-:,

1. All the Special conditions mentioned in the Roc.No.OT2JAVS1/2024/TCP dated:03.03.2025 AssistantDirector (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. 22 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

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,Kaspapettai Panchayat office,Modakurichi Panchayat Union.
7. Others–2

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.04.24 15:40:09



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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