Layout Application - Final Approval Letter

Roc No: 2/2024-25/NICH

Date: 8/23/24 7:35 PM

From:

Village Panchayat

Nichampalayam

To :

Tmt. Malathi T
8/156 Palakarai Road, Thuduppathi
Goundampalayam
Perundurai
Erode,638057

Online Application Number: QFZM4TXF

Sir/ Madam,

Sub :

Residential Layout –Erode District, Perundurai Panchayat Union, Nichampalayam Village Panchayat–Nichampalayam Village S.F.No:463/4B, 477/8A, 8B2,478/1A, 2A of 1.95 Acre (7903.0 Sq m) extent Residential Plot Approving -Technical Clearance issued byAssistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. Applicants Tmt.Malathi T Application No. QFZM4TXF Dated:27.02.2024.
2. Letter No. 19799/2020, dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
3 Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4 Letter No.12201/2017/CP,dated:28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
5 G.O.79,Housingand Urban Development Department,Dated:04.05.2017
6 ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, . QFZM4TXF /2024/TCP, dated:27.05.2024
7 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. 151/2024.
8 NichampalayamPanchayat Resolution No:37/2024-2025, Dated:19.08.2024

Body:

Order::-
In the above reference cited in the 6, 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:463/4B, 477/8A, 8B2,478/1A, 2A Nichampalayam panchayat, Erode District, Erode with an extent of 1.95 Acre (7903.0 Sq m) vide his proceeding Roc No. QFZM4TXF /2024/TCP, dated:27.05.2024 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.151/2024 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 Road 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 32.70 Sq.m and 2326.89 Sq.m for road were donated to the Nichampalayam Panchayat with the gift deed document No:1247/2024 dated 16.05.2024 registered in Perundruai 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.29400/- (Rupees Twenty Nine thousand Four Hundred only) has been paid by the Applicant through State Bank of India, Receipt No:20240815000739 Dated:15.08.2024 and the bank Receipt has been handed over to the Nichampalayam Panchayat by the Applicant.In the above reference 7 cited, the securitizing fee of Rs.1000/- per plot has been collected for 33 numbers of plots. Rs.33000 and Development charges including Inspection charges of Rs.1000 total sum of Rs.34000/- has been paid by the applicant through online dated on 14.08.2024 paid by the applicant through online Receipt. The above reference cited in 8th. The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No: 37/2024-2025, Dated: 19.08.2024. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated S.F.No:463/4B, 477/8A, 8B2,478/1A, 2A of Nichampalayam Village Nichampalayam Panchyat, Erode District, Erode with and extent of 1.95 Acre (7903.0 Sq m) with the following conditions.

Conditions:-:,
1.All the Special conditions mentioned in the Assistant Director (Incharge), District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode,IPS1J13P/2023/TCP, Dt.08.12.2023 must be strictly follows.2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.3.Thedetailsoftheplotsdividedinthe approved layout map shall not be altered without the permission of this authority.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 off espied 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 off and 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 tobe 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 President of Nichampalayam 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.
President
NichampalayamPanchayat.

Signature Not Verified
Signed by: Village Panchayat President
Location:Erode
Date:2024.08.23 19:35:32
Village