

Layout Application - Final Approval Letter



Roc No: 89/2024

Date: 4/5/24 6:15 PM

From:

Executive officer

254/1, Near Weekly Market, Erode Main Road, Perundurai

To :

K. KESAVAN and S. SELVI,
357, Bhavani Road,
Karumandichellipalayam,
Perundurai.

Online Application Number:

UJTZBXBO

Sir/ Madam,

Sub :

Erode District - Karumandichellipalayam Town Panchayat - Residential Layout Approval - SF.No.785/6A – 0.34.25 Acres (or) 1385 Sqm Extent – 67/2024 Date-12.03.2024 Technical Clearance Issued - Final Approval - Reg.

Ref :

- 1.Town and Country Planning Department Letter Roc No.UJTZBXBO/2024/TCP Dt.12/03/2024
- 2.Town Panchayat Chairman Pre Acceptance Letter Dt.14.03.2024

Body:

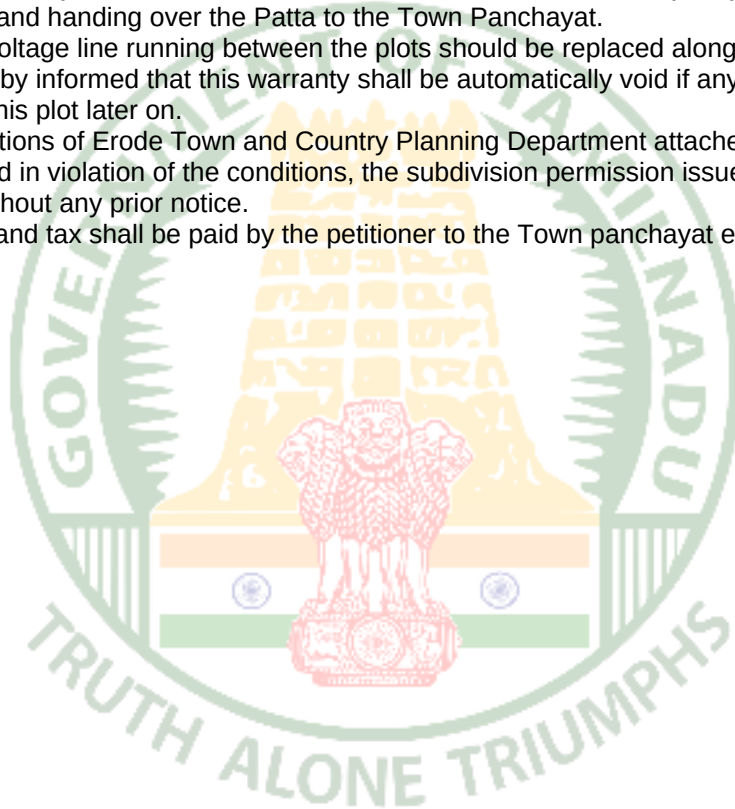
With Reference to the Town and Country Planning Deputy Director Letter No. UJTZBXBO/2024/TCP Dt.12/03/2024 to develop 0.34.25 Acres (or) 1385 Sqm Extent of land in Karumanchellipalayam Town Panchayat, Perundurai Taluk, Erode District with an area of 0.34.25 Acres (or) 1385 Sqm Extent Technical approval has been granted by Deputy Director of Erode Town and Country Planning APPROVAL NO.67/2024, dated on 12.03.2024. Further, according to Perundurai Registrar Gift Deed Document No. 1399/2024 dated 04.03.2024, TANGEDCO usage with an area of 9 square meters and Document No. 1411/2024 dated 04.03.2024 public use space with an area of 9 square have been handed over to the Town Panchayat and approved by Chairman Pre-Acceptance Dated.14.03.2024.

As mentioned in Town and Country Planning Department technical permission letter 3% of the market value of land use change fee Rs.178920 and Other fee has been paid as per Town

Panchayat Challan No.23/2024-2025 dated.05.04.2024 and final approval is decreed with following conditions for the residential plot.

Conditions :

1. Technical permission for residential plot is granted subject to special conditions, plot conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this plot.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid plot approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this plot or sub-division of plots shall require proper approval from the concerned officer.
6. The Plots should be sold only as notified on Deputy Director of Erode Town and Country Planning vide plot plan SWP/DTCP/ERODE/LAYOUT APPROVAL NO.67/2024, dated on 12.03.2024
7. There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Perundurai Register office Gift deed documents.
8. The public utility areas should be handed over to the Town Panchayat by the plot owners after erecting wire fences and handing over the Patta to the Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this plot later on.
11. All conditions of Erode Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the subdivision permission issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the petitioner to the Town panchayat every 6 months until the plots are sold.



Executive officer

Signature Not Verified

Signed by: Executive Officer
Location: Erode
Date: 2024.04.05 18:15:12

