Layout Application - Final Approval Letter

Roc No: 03/2025-2026 **Date:** 1/27/26 4:40 PM

From:

Village Panchayat

Kumaravalasu

To :

Mr.R.Rajendran,S/O Rangasamy
D.No-2,Thottakadu,Ulagapuram,
Gnaniampalayam(po),
Thenmugam Vellode
Erode-638112

Online Application Number: WYNG0P4C

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Perundurai Taluk, Chennimalai Panchayat Union, Thenmugam Vellode Village & Kumaravalasu Panchayat acknowledging and Approving in R.S.F.No:335/1A1B1- 1.60 Acres or 6476.00 Sq.m extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant ,Mr.R.Rajendran, Application No:WYNG0P4C Date:26.12.2025.
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No:WYNG0P4C/2026/TCP, Dated:22.01.2026
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-24/2026 Dated: 22.01.2026

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Perundurai Taluk, Chennimalai Panchayat Union, Thenmugam Vellode Village & Kumaravalasu Panchayat in in R.S.F.No:335/1A1B1- 1.60 Acres or 6476.00 Sq.m proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP /DTCP/ ERODE/LAYOUT APPROVAL No. 24/2026 Dated: 22.01.2026 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 On site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 47.95 sq.m ,TANGEDCO Area-47.95 sq.mt and Roads area of 2094.71 sq.m and Site Park area (Guideline Value Amount Paid) are donated to the Kumaravalasu Panchayat with the document no:229/2026,230/2026 dated: 14.01.2026 registered at the Avalpoondurai Sub registrar Office

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.3,70,000.00 has been paid by the Applicant towards State Bank of India, Receipt No: 20260124014703 Dated: 24.01.2026 and the bank Receipt has been handed over to the Thenmugam Vellode Village - Kumaravalasu Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows:

Layout approval fees :1,74,420.00 /- Dt.24.01.2026 , Receipt No: 2026012459125

Therefore, Subject to Specific Conditions, Erode District, Perundurai Taluk, Chennimalai Panchayat Union, Thenmugam Vellode Village & Kumaravalasu Panchayat acknowledging and Approving in R.S.F.No:335/1A1B1- 1.60 Acres or 6476.00 Sq.m. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department ROC No:WYNG0P4C/2026/TCP, Dated:22.01.2026and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-24/2026 .All the Special conditions mentioned must be strictly followed.

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.

4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

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.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1) Plot area : 1.60 Acres or 6476.00 Sq.m
2) No of plots : 34
3) Area of Road : 2094.71 sq.m
4) Public use (Local body) : 47.95 sq.m
5) Public use (TANGEDCO) : 47.95 sq.m
6) Park area : Guideline Value Amount Paid

Special Officer,

Kumaravalasu Village Panchayat President Order

Procedure / Processes

Issuer :

Thiru. A. Balamurugan

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind

Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

2. The Sub Registrar, Office of the Sub Registrar,Avalpoondurai.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.01.27 16:40:32