

Layout Application - Final Approval Letter



Roc No: ELA/LA/01/2024-2025

Date: 7/8/24 8:56 PM

From:

Village Panchayat

ELAVAMALAI

To :

Thiru.M.Srinivasan
117-Merkku Bharathi nager,
Kalingarayanpalayam village,
Erodei taluk -638316,.
Erode District

Online Application Number:

KDIGRNSZ

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning -R.S.F.No:374/23B, 374/25 in Elavamalai Village, Elavamalai Panchayat – erode Taluk - Erode District – .0.18 Acre or 724.00 sqm Extent - Technical clearance issued – Final Approval - Reg.

Ref :

- 1.Applicant Tmt. THIRU.M.Srinivasan Online application No. KDIGRNSZ/2024/TCP Dated: 17.05.2024
- 2.District Town and country planning Office, Erode, letter dated:20.06.2024
- 3.Letter No.(M.M.C3/3666/2024), Dated.06.05.2024 of Joint Director, Agriculture department, Erode District
- 4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
- 5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 7.G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply,dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
- 8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
- 9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
- 10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

- 11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
- 12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
- 13.Local Body Demand payment Request Letter, Dated: 05.07.2024
- 14.Applicant THIRU.M.Srinivasan, Letter, Dated: 06.07.2024
- 15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

Order:

1.The proposal received through online under reference 1st cited above, The application seeking approval for the proposed formation of housing Subdivision to an extent of 0.18 Acre (or) 724 sqm in the land bearing S.F.No:- 374/23B, 374/25 in Elvamalai Village, Elavamalai Panchayat, Erode Taluk Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection. In the continuation, with reference to the 2nd cited letter, plot pattern for Subdivision has been issued by the Deputy Director, Erode District Town and Country Planning on 20.06.2024. On receipt of payment of charges such as OSR charges and Centage charges the technical clearance/ concurrence/Planning Permission is issued subject to the following conditions.

2. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.

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

Layout approval fees : 1000/- Dt.06.07.2024
Layout inspection fees : 2500/- Dt.06.07.2024
Conversion charges : 23460/- Dt.04.07.2024

Therefore, Subject to Specific Conditions, Erode District, Elavamalai Taluk, Elavamalai Panchayat, Elavamalai Village, R.S.F.No: 374/23B, 374/25 extent of 0.18 Acre or 724.00Sq.M.It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: KDIGRNSZ/2024/TCP Dated: 20.06.2024and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 186/2024

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.

11. Applicant should obtain permission from the concerned The special officer/President of Elavamalai Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6x4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

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

1) Plot area	: 124 Sq.m
2) No of plots	: 1
3) Park area	: 70.56 Sq.m(Government guideline value amount
has	
	been paid by the applicant.)
4) Road	: 18.40 Sq.m

V.Vaithinathan
President,
Elavamalai panchayat.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.
2. The Sub Registrar, Office of the Sub Registrar, Bhavani
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA Erode.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Erode.
5. Block Development Officer (Rural Panchayat), Erode Union Office, Elavamalai Panchayat
6. Panchayat Secretary, Elavamalai Panchayat office, Elavamalai Union.



Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.07.08 20:56:22

