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# Layout Application - Final Approval Letter

Roc No: 01/2025-26 Date: 5/5/25 10:50 AM

From:

Village Panchayat

KOMARAYANUR

To :

Thiru R.KAMALESH and K MUKESH , 3/151A2 Kakkapalayam Main Road, Salem

Online Application Number: CPMN8U68

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F. No 228/2B, 228/2C in Komarayanur Panchayat - Komarayanur Village - Ammapettai Panchayat Union - Anthiyur Taluk - Erode District- Site Extent 1.3475 Acre (or) 5453.09 Sq.m Technical Clearance issued forwarded for Further Actions -Reg.

Ref :

1. Applicants Thiru. R KAMALESH and K MUKESH Online Application No: CPMN8U68 Date : 24.10.2024

2. Letter no : 13686/2017/LA1 Dated : 08.09.2017 of commissioner of Town and Country Planning , Chennai ( Circular).
3. Letter Roc.No : 320/2022/TCP3, Date: 07.01.2022 of Director of Town and Country Planning, Chennai ( Circular )
4. G.O.No: 53, Housing and Urban Development Department , Dated : 28.02.2024
5.ROC No : CPMN8U68/2025/TCP Date : 23.01.2025
6. Technical Clearance / Concurrence / Planning Permission Issued Layout Number : SWP /DTCP/ERODE/LAYOUT Approval No : 05/2025
7. Komarayanur Panchayat Resolution No : 13/2025 Date : 21.04.2025

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission ) , Erode District, issued to Erode District, Ammapettai Block, Komarayanur Panchayat and Komarayanur Village R.S.F.No : 228/2B, 228/2C (1.3475 Acre (or) 5453.09 Sq.m extent 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 : 05/2025
Dated : 23.01.2025 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 Approval Layout Map of the Residential plot and the related Document 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 storm water drains, Water supply facilities by constructing OHT, Necessary Street Light has been provided as per the standards specified by the local Body. Public space area of 19.36 Sq.m , TANGEDCO: 23.77 Sq.m and Road Area of 1962.50 Sq.m are donated to the Komarayanur Panchayat with the document no : 4449/2024 and 4450/2024 Date : 31.12.2024 registered at the Ammapettai Sub Register Office.
3. According to the ordinance in Reference 4, 3 % Market Value fee for Residential Layout Plot of Rs.40500/- has been paid by the Applicant towards Online Payment Date :07.04.2025 and the Online Receipt has been handed over to the Komarayanur Panchayat by the Applicant.
4. The Fees/ Charges collected from the applicant are as follows, Layout approval Fees : 1000/- Date : 07.04.2025 Therefore, Subject to Specific Conditions, Erode District, Ammapettai Block, Komarayanur Panchayat and Komarayanur Village R.S.F.No : 228/2B, 228/2C (1.3475 Acre (or) 5453.09 Sq.m Extent. 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 : CPMN8U68/2025/TCP Date : 23.01.2025
2. Residential Layout Technical Clearance / Concurrence/ Planning Permission Islaed number SWP/DTCP/ERODE/LAYOUT Approval No : 05/ 2025 . All the Special Conditions mentioned must be strictly followed.
3. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
4. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
5. Approved Layout Plots should be used for constructions of houses only. No dangerous or obnoxious factories are allowed.
6. The Applicant shall pay the difference in rated of fees paid by the applicant to the panchayat, if any difference arises.
7. Every plot deed registration should be accompanied by a copy of this layout approval map.
8. 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.
9. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
10. 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.
11. 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 : 1.3475 Acre or 5453.09 Sq.mm
2. No.of Plots : 17
3. Area of Road: 1962.50 Sq.m
4. Public Use : (Local Body ) 19.36 sq.m
5. Public Use : (TANGEDCO) 23.77 Sq.m
Copy to :
1. Submitted to the Perusal of Assistant Director (Survey and Land Records) Erode.
2. Block Development Officer (VillagePanchayat), Ammapettai Union Office, Ammapettai.
3. Special Officer, Komarayanur Panchayat, Ammapettai Panchayat Union
4. Panchayat Secretary, Komarayanur Panchayat, Ammapettai Panchayat Union.

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