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Layout Application - Final Approval Letter

Roc No: 4/2024-2025/LA/Kulur

Date: 3/29/25 5:25 PM

From:

Village Panchayat

KULUR

To :

Thiru.P.SGautam Chand Bothra
Ottukara chinnaya street,
Karungalpalayam
Erode Taluk and Erode Dt.

Online Application Number: OC3W16VC

Sir/ Madam,

Sub :

Residential Layout –Erode District, Modakurichi Panchayat Union, Kulur Village Panchayat– Thuyyampoondurai C Village S.F.No:1510/3B1B of 1.33 Acre (5383 Sqm) Extent Residential Plot Approving - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg

Ref :

1)Applicants Thiur.Gautam Chand Bothra online Application No.OC3W16VC ,Dated: 02.10.2024.
2)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4)G.O.138, Housing and Urban Development Department,Dated:04.06.2004
5)G.O.79, Housing and Urban Development Department,Dated:04.05.2017
6)G.O.181, Housing and Urban Development Department,Dated:09.12.2020
7)G.O.141, Housing and Urban Development Department,Dated:16.07.2022
8)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
9)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
10)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II(2)) Department Dt. 05.12.2024
11)ROC No.OC3W16VC/2025/TCP from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, dated:25.01.2025
12)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.

20/2025
13) Kulur village Panchayat Resolution NO.24/2024-2025, Dated:28.03.2025
14) Assistant Engineer, Modakurichi Panchayat Union site inspection Dt. 26.03.2025

Body:

In the above reference cited in 11th , 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:1510/3B1B in Thuyyampoondurai C Village, Kulur panchayat, Erode District, Erode with an extent of 1.33 Acre (5383 Sqm) Extent vide his proceeding Roc No.OC3W16VC/2025/TCP, Dt.25.01.2025 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.20/2025 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 Roads 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 29.40Sqm and 1691.61Sqm for road area were donated to the Kulur Panchayat with the gift deed document No: 9528/2024 dated 30.12.2024 registered in Avalpoondurai 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.34765/- (Rupees Thirty Four thousand Seven hundred and Sixty Five only) has been paid by the Applicant through State Bank of India, Receipt Nos :20250326013053 Dated: 26.03.2025 and the Receipt has been handed over to the Kulu Panchayat by the Applicant. In the above reference 12 cited, as a non planning area the securitizing fee of Rs.1000/- per plot has been collected for 28 numbers of plots. Rs.28000 as securitizing charges and Inspection charges of Rs.5000 and In the reference 10th cited, Layout approval fees of Rs.115874/- (Rs.2/- per Sqf.) total sum of Rs.148874/-has been paid by the applicant through online (Application No. OC3W16VC, dated.29-03-2025). The above reference cited in 13th The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:24/2024-2025, Dated:28.03.2025.Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated in the Situated in the S.F.No:1510/3B1B, Thuyyampoondurai C village, Kulur Village panchayat, Erode District, Erode with an extent of 1.33 Acre (5383.0 Sqm) with the following conditions.

Conditions:-:,

1.All the Special conditions mentioned in the Roc No. OC3W16VC/2025/TCP, Dt.25.01.2025 Assistant Director (Incharge), District Town and Country Planning Department, (Planning Permission), Erode, must be strictly follows. 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.28 plots only permitted. 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 of fees paid 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 of land 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. The owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay estimate 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. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 11.The Special Officer of Kulur 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.

Special Officer/Block Development Officer(VP)
Kulur Panchayat.

Copyto:

1. Assistant Director (Incharge),Town and Country Planning Department (Planning Permission), Sampath Nagar, Erode District, Erode - 638 011
2. The Sub Registrar Office of the Sub Registrar, Avalpoondurai
3. Submitted to the Perusal of Assistant Director of Rural Development and

Administration

(Panchayat), Erode.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.03.29 17:25:04



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