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Layout Application - Final Approval Letter

Roc No: 06/2024-2025

Date: 12/19/24 6:58 AM

From:

Village Panchayat

PACHAMPALAYAM

To :

Thiru. P.UDAYAKUMAR and M SURESH
Pachampalyam ,
Anthiyur,
Anthiyur Tk,
,Erode 638501

Online Application Number: SK7ZJP68

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and Village acknowledging and Approving S.F.No:- 172/1A3 in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 1.48.25 Acre (or) 6015.0 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – final approval reg.

Ref :

1.Applicants Thiru.P.UDAYAKUMAR AND M SURESH, Online application No SK7ZJP68 Dated:24.09.2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 09.10.2024.
3.Letter No.M.M.A1/8266/2024 Dated 27.09.2024 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.Applicants Thiru.P.UDAYAKUMAR AND M SURESH giftdeed uploaded Dated:09.10.2024.(Gift deed document No.Local body Doc no. 3981/2024 Dt.16.10.2024 and TANGEDCO Doc no .3980/2024 Dt.16.10.2024,
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.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
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No. SK7ZJP68/2024/TCP Date : 04/11/2024
11.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 312/2024
12.Pachampalayam Panchayat Resolution No: 20 Dated:05.12.2024

Body:

Order:

a. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Panchayat Union, Pachampalayam Panchayat and Village at S.F. No: S.F.No:- 172/1A3 – 1.48.25 Acre (or) 6015.0 sqm proposed residential layout, The Technical Clearance/ oncurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ ERODE/LAYOUT APPROVAL No. 312/2024 subject to Special conditions and Technical clearance from the Local Authority.

b. Received with letter 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 thedocuments 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 , necessary Street Lights has been provided as per the standards specified by the local Body. Public Space and park area of 519.30 sq.m and road area space 1288.36 sqm donated to the Pachampalayam Panchayat with the document no: 3981 dated: 16.10.2024 registered at the Anthiyur Sub registrar Office.TANGEDCO Public Space area of 24.00 sq.m donated to the Pachampalayam Panchayat with the Document no 3980 dated :16.10.2024 Registered at the Anthiyur sub registered documents are handover to Pachampalayam Panchayat Office.

c. ccording to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.72541/- (Rupees Seventy two thousand five hundred fourty one Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241218013972 Dated: 18.12.2024 and the bank Receipt has been handed over to the Pachampalayam Panchayat by the Applicant.Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat,and village S.F. No: S.F.No:- 172/1A3 – 1.48.25 Acre (or) 6015.0 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director (Incharge), District Town and Country Planning Department, ROC No. SK7ZJP68/2024/TCP, Dated: 04.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 314/2024, 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

The President,

Pachampalayam panchayat, Anthiyur

panchayat Union,
Copy to:
1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009
2. The SubRegistrar, Office of the SubRegistrar, Anthiyur
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), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Pachampalayam Panchayat office, Anthiyur Panchayat Union.
7. Others – 2

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.12.19 06:58:23



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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