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Layout Application - Final Approval Letter

Roc No: 230/2024 Date: 4/22/25 6:27 PM

From:

Executive officer

69, vattakkalvalasu, Malayampalayam (po), Erode District

To :

1.A.Palanisamy Thiru. A.Palanisamy and Three Others
D No.9-159 Mettuparai,
Sampathampalayam,
Kankeyam Taluk,
Thiruppur District

Online Application Number: GCZOI5ZP

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Kodumudi Taluk, Kilambadi Town Panchayat Ward No.3 Palanigoundenpalayam (Kinathakattupudur) acknowledging and Approving Punjai kilambadi Village A in R.S.F.No: R.S.No: 212/5B, of 1.10 acres or 4453.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. A.Palanisamy and Three Others, Application No: GCZOI5ZP/2024/TCP Date:28.08.2024
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. Road Pattern Plan approvel by the District Town and country Planning office erode 28.08.2024
6. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, GVZO15ZP/2024/TCP Dated: 25.11.2024
7. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 344/2024 , Dated: 25.11.2024
8. Kilambadi Town Panchayat Resulation No. 43/2025 Date: 27.03.2025

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Kilambadi Town Panchayat , R.S.No: 212/5B, of 1.10 acres 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-344/2024, Dated:25.11.2024 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 16.35 sq.m and Roads area of 1338.85 sq.m are donated to the Kilambadi Town Panchayat with the document no: 1560/2024 dated: 04.10.2024 registered at the Kodumudi Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs. 287886/- (Rupees Two Lakhs Eighty Seven Thousand and Eight hundred and Eighty Six Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20250313024569 Dated: 13.03.2025 and the bank Receipt has been handed over to the Kilambadi Town Panchayat by the Applicant.

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

Layout approval fees :212008/- Dt.19.03.2025 (Through Online)

Therefore, Subject to Specific Conditions, Erode District, Kilambadi Town Pachayat , R.S.No: 212/5B, of 1.10 acres 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. GVZO15ZP/2024/TCP Dated: 25.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 344/2024

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 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 : 1.10 Acre or 4453.00 sq.m
2) No of plots : 21
3) Area of Road : 1338.85 sq.m
4) Public use (Local body) : 16.35 sq.m
5) Public use (TANGEDCO) : 16.35 sq.m
6) Park area : 311.41 Sq.m (Government guideline value amount has been paid by the applicant.)

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2025.04.22 18:27:25



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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