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Layout Application - Final Approval Letter

Roc No: 1/2025-2026/LA/Pudur

Date: 4/19/25 2:04 PM

From:

Village Panchayat

46 PUDUR

To :

Thiru.K.Subramaniyan
No.2 Arun Street,
Gandhi Nagar, Erode

Online Application Number: V3JUU9FS

Sir/ Madam,

Sub :

Residential Layout –Erode District, Modakurichi Panchayat Union, 46 Pudur Village Panchayat–46 Pudur Village S.F.No:121/3A1B in 46 Pudur Village 0.40.1/4 Acre (1632.0 Sq m) Extent Residential Plot Approving - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1)Applicants Thiru.K.Subramaniyan online Application No.4V3JUU9FS,Dated: 19.03.2025.
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) Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No. 4V3JUU9FS/ 2025/TCP dated:08.04.2025
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.115/2025 and SWP/DTCP/ERODE/LAP/PLANNNING PERMISSION No.12/2025

13)46 Pudur Panchayat Resolution No:66/2024-2025, Dated: 19.04.2025
14)Assistant Engineer, Modakurichi panchayat union, site inspection dt.16.04.2025

Body:

Order
In the above reference cited in the 11, 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:121/3A1B 46 Pudur panchayat, Erode District, Erode with an extent of of 0.40.1/4 Acre (1632.0 Sq m) vide his proceeding Roc No. 4V3JUU9FS/ 2025/TCP dated:08.04.2025 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.115/2025 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 6.64 Sq.m and 302.31 Sq.m for road were donated to the 46 Pudur Panchayat with the gift deed document No: 2526/2025 dated 28.03.2025 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.330771/- (Rupees Three Laksh Thirty Thousand Seven Hundred and Seventy One only) has been paid by the Applicant through State Bank of India, Receipt No:20250418001109 Dated: 18.04.2025 and the bank Receipt has been handed over to the 46 Pudur 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 5 numbers of plots. Rs.5000 as securitizing charges and Inspection charges of Rs.5000 and In the reference 10th cited, Layout approval fees of Rs.70260/- (Rs.4/- per Sqf.) total sum of Rs. 80260/-has been paid by the applicant through online. 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:66/2024-2025, Dated:19.04.2025.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: 121/3A1B 46 Pudur panchayat, Erode District, Erode with an extent of of 0.0.40.1/4 Acre (1632.0 Sq m) with the following conditions.
Conditions:-:,
1)All the Special conditions mentioned in the ROC No. 4V3JUU9FS/ 2025/TCP dated:08.04.2025 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. 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 46 Pudur 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)
46 Pudur 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:2025.04.19 14:04:00



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