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Layout Application - Final Approval Letter

Roc No: 1/2023-2024/LA/KRP

Date: 11/27/24 6:01 PM

From:

Village Panchayat

KOORAPALAYAM

To :

Thiru. ANS Arunjayakumar And
Thiru. T Nagaraj
49/33-Ganapathy nagar Main road,
ANS Grand,
Erode-638011

Online Application Number: YGUGP7TB

Sir/ Madam,

Sub :

Residential Layout –Erode District, Erode Panchayat Union, Koorapalayam Village Panchayat– Koorapalayam Village S.F.No: .22/6A2, 27/1A of 0.27 ½ Acres (1104.0 Sq m) extent Residential Plot Approving ANS Arunjayakumar And T Nagaraj - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. Applicants ANS Arunjayakumar And T Nagaraj Application No. YGUGP7TB Dated: 12.09.2024.
2. Letter No.M.M.A1/7570/2024 Dated.20.08.2024 of Joint Director, Agriculture department, Erode District
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4. Letter no. YGUGP7TB/2024/TCP, dated 01/10/2024 of Joint Director / Deputy Director / Assistant Director, Government ITI (Opposite), Chennimalai road, Erode -638 009
5. Road Hand Over approval Letter No. 1301/2024/A2 of BDO (VP) Perundurai Block, Erode.
6. G.O.79, Housing and Urban Development Department,Dated:04.05.2017
7. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, YGUGP7TB/2024/TCP, dated:25.09.2024
8. 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. 280/2024.

9. KOORAPALAYAM Panchayat Resolution No:74/2024-2025, Dated: 09.03.2024

Body:

Order::-
In the above reference cited in the 6, 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: 22/6A2, 27/1A, KOORAPALAYAM panchayat, Erode District, Erode with an extent of 0.27 ½ Acres (1104.0 Sq m) wide his proceeding Roc No. SWP/DTCP/ERODE/LAYOUT APPROVAL No.280/2024 dated 01-10-2024 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 by Constructing OHT has been provided as per the Standard specified by the local Body. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.5723/- (Rupees Five Thousand Seven Hundred and Twenty Three only) has been paid by the Applicant through State Bank of India, Receipt No:20241024001249 Dated: 25.10.2024 and the bank Receipt has been handed over to the Koorapalayam Panchayat by the Applicant. In the above reference cited on 6, the securitizing fee of Rs.1000/- per plot has been collected for 12 numbers of plots. Rs.2000 and Development charges including Inspection charges Rs.2000 A sum of Rs.4000/- has been paid by the applicant through online Receipt No. YGUGP7TB (Transaction ID: 14123ef3-0f43-4c80-b8e7-3c1937a03412) dated on 12-11-2024 paid by the applicant through online Receipt. The above reference cited in 9th. The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:74/2024-2025, Dated: 05.11.2024. Therefore, Subject to Specific Conditions, It is here by ordered to grant approval for the Residential Layout situated S.F No: 22/6A2, 27/1A of Koorapalayam Village Named as ANS Arunjayakumar And T Nagaraj Layout, Koorapalayam Panchyat, Erode District, Erode with and extent of 0.27 ½ Acres (1104.0 Sq m) with the following conditions.

Conditions:-:,
1. All the Special conditions mentioned in the Assistant Director, District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, YGUGP7TB/2024/TCP, dated 01/10/2024 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. 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. 9. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 10. The President of koorapalayam 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 cancelled without any prior information the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

President
Koorapalayam Panchayat.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.11.27 18:01:56

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Zoning & Land Use Analysis

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