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Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 10/17/24 12:27 PM

From:

Village Panchayat

ORICHERI

To :

Thiru. K KOMARASAMY AND M MANOHARAN
426 C AYYAMPALAYAM PUDUR,
Kavandapadi,
Bhavani,
Erode-638476.

Online Application Number: 9GSMMD0A

Sir/ Madam,

Sub :

RESIDENTIAL LAYOUT SUB DIVISION-OFFICE OF THE ERODE DISTRICT TOWN AND COUNTRY PALANNING - RF.NO: 104/2C, 104/2E, ORICHERI VILLAGE , ORICHERI PANCHAYAT, BHAVANI TALUK ERODE DISTRICT 3.67.3/4 ACRE OR 14890.00 Sq.M EXTENT TECHNICAL CLEARANCE ISSUED - FORWARD FOR FURTHER ACTION -REG

Ref :

1. Applicants Thiru. K KOMARASAMY AND M MANOHARAN, Online application No 9GSMMD0A Dated: 14/11/2023.
2. District Town and Country Planning office Erode Letter Dated : 28/11/2023.
3. Letter No.A4/5921/2023(34), Dated. 07.11.2023 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. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10. Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017

11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
14. Oricheri Panchayat resolution Number : 34/2024-2025 Date: 16.10.2024

Body:

Order:

1. The Propopsal received through online under reference 1st cited above , seeking approval for the formation of housing layout to an extent of 3.67.3/4 Acre or 14890.00 Sqm in the land bearing RS.F No 104/2C,104/2E in Oricheri Village, Oricheri Panchayat, Bhavani Taluk , Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for local body (0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.

2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.

3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed.
Road area and Public Purpose-A (Local body) Gift deed document no: 7552/2023 Dt.27.11.2023, Public Purpose-B (TANGEDCO) Gift deed document no. 7549/2023 Dt.27.11.2023.

4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.

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

Layout approval fees : 67000/- Dt: 04.09. 2024
Layout inspection fees : 1000/- Dt : 12.09.2024
Conversion charges : 167000- Dt 10.09.2024

Therefore, Subject to Specific Conditions, Erode District, BhavaniTaluk Oricheri Panchayat, Oricheri Village, R.S F. No. 104/2C,104/2E Eextent of 3.67.3/4 Acre or 14890.00 Sq.m .SHRI SAKTHI NAGAR . It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (In charge), District Town and Country Planning Department,

ROC No. 9GSMMD0A/2023/TCP Dated: 28.11.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number. SWP/DTCP/ERODE/LAYOUT APPROVAL No-489/2023

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.

11. Applicant should obtain permission from the concerned The special officer/President of Oricheri Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6x4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

15. Details of allotments of plots for which technical approval has been granted.

1) Plot area : 14890.00Sq.m
2) No of plots : 67
3) Area of Road : 4325.53 Sq.m
4) Public use (Local body) : 57.00Sq.m
5) Public use (TANGEDCO) : 57.00Sq.m
6) Park area : 1075 Sq.m (Government guideline value amount has been paid by the applicant.)

M. Chithra,
President ,
Oricheri Panchayat.

Copy to

1. Deputy Director (Incharge). Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode-638011

2. The Sub Registrar, Office of the Sub Registrar, Bhavani

3. Submitted to The Assistant Director of Rural Development and Administration (Panchayat), DRDA Erode.

4. Submitted to The Assistant Director (Survey and Land Records), Erode.

5. Block Development Officer (VP), Bhavani Union Office,

6. Panchayat Secretary, Oricheri Panchayat office, Bhavani Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.10.17 12:27:48



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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