Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 2/14/26 3:25 PM

From:

Village Panchayat

NOCHIKUTTAI

To :

Mr. P. Devanandh and Two Others,
Door No.563/4 Jawahar Street,
Punjai Puliampatti (Pot),
Sathyamangalam Taluk,
Erode – 638459.

Online Application Number: KK0K2CQB

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Sathyamangalam Taluk, Bhavanisagar Union, Nochikuttai Village Panchayat acknowledging and Approving in S.F.No.405/7C2,406/1 extent of 14481.00 Sq.m (3.57 ½ Acre) Residential Layout Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1 Application Reference No. KKOK2CQB Received through Single Window Portal from Mr. P. Devanandh and Two Others Dated 02.07.2025

2 Road Pattern Plan approved by the District Town and country planning Office, Erode , Dated 11.07.2025

3 Letter No.A1/5674/2025 Dated: 24.06.2025 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 Applicant Mr. P. DEVANANDH and Two others gift deed Uploaded, Gift DocumentNo: 5587/2025 Dt: 19.07.2025

6 G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004

7 G.O.No.79, Housing and urban Development Department Dated: 04.05.2017

8 G.O.No 18 Department of Municipal Administration and Water Supply Dated: 04.02.2019 and

G.O.No.16 Department of Municipal Administration and Water Supply Dated 31.01.2020 and

G.O.No.181, Housing Urban Development Department Dated: 09.12.2020

Body:

Nochikuttai Village Panchayat Special Officer Order

Procedure / Processes

Issuer : Thirumathi. C.Indradevi.

Roc No : NOCH 1/2026 Date: 14.02.2026

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Sathyamangalam Taluk, Bhavanisagar Union, Nochikuttai Village Panchayat acknowledging and Approving in S.F.No.405/7C2,406/1 extent of 14481.00 Sq.m (3.57 ½ Acre) Residential Layout Technical Clearance issued By Town and Country Planning Department – reg

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3 Letter No.A1/5674/2025 Dated: 24.06.2025 of Joint Director Agriculture department Erode District.

30.01.2026

ORDER :

1.In the letter from the Town and Country Planning Department, Erode District, issued to Bhavanisagar union, Punjaipuliampatti Village & Nochikuttai Panchayat. S.F.No 405/7C2,406/1 extent of 14481.00 Sqm (3.57 ½Acre) 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.227/2025 dated on 22.07.2025.subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from the 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 51.30 Sq.m and Roads area of 4987.15 Sq.m are donated to the Nochikuttai Panchayat with the Document No.5587/2025 Dated.19.07.2025 registered at the Punjai Puliyampatti Sub Registrar Office.

3. According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot Landuse Conversion Charges of Rs.60,144/- (Rupees of Sixty Thousand and one hundered Fourty Four only) has been paid by the Applicant towards Indian Overseas Bank, E-Challan Number 20260121003805 Dated 21.01.2026 and the bank Receipt has been handover to the Nochikuttai Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Receipt No : 2026013048393 Date : 30.01.2026
Layout approval Fees : Rs.361280/-
Layout inspection Fees : Rs.72000/-

Therefore, Subject to Specific Conditions, Erode District, Sathyamangalam Taluk, Punjaipuliampatti Village & Nochik,uttai Panchayat S.F.No. 405/7C2,406/1 extent of 14481.00 Sqm (3.57 ½ Acre) extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1. Erode District Town and Country Planning Department (Planning Permission) Roc No : Roc No : KKOK2CQB/2025/TCP, Date: 22.07.2025 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/ERODE/ Layout Approval No. 227/2025. 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 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 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 handover to the local body id 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 : 3.57 ½ Acres (0r) 14481.00 Sq.m
2) No of Plots : 72
3) Area of Road : 4987.15 Sq.m
4) Puplic use (Local body) : 51.30Sq.m
5) Public use (TANGEDCO) : 50.10 Sq.m

The Special Officer
Nochikuttai Panchayat

To
Mr. P. Devanandh and Two Others,
Door No.563/4 Jawahar Street,
Punjai Puliampatti (Pot),
Sathyamangalam Taluk,
Erode – 638459.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), Sampath Complex, Erode – 641601

2.The Sub Registrar, Office of the Sub Registrar,Punjai puliampatti.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.02.14 15:25:58