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Layout Application - Final Approval Letter

Roc No: 259/2024-25 Date: 1/30/25 6:41 PM

From:

Executive officer

121, Mariyamman kovil street, Jambai

To :

Mr. M.S.P. Mohanaselvan, 57, Kothukkaraan Puthur, Sooriyampalayam, Erode

Online Application Number: AM7OIXOB

Sir/ Madam,

Sub :

Land Division Approval - Erode District, Bhavani Taluk, Jambai Town Panchayat - Jambai 'A' Village Ward No. 04 Chinniyampalayam Road, R.C.No. 818/1D2-I.

Ref :

259/2024-25

Body:

Sub:- Residential Layout Approval - Erode District, Bhavani Taluk, Jambai Town Panchayat - Jambai 'A' Village Ward No. 04 Chinniyampalayam Road, SF.No. 818/1D2-Technical approval has been granted for the proposed residential land division measuring 4.94 acres or 19990 sq m. 116 Plots The final approval has been given by the Town Panchayat and the order has been issued – Regarding.

Reg:

1. Mr. M.S.P. Mohanaselvan, 57, Kothukkaraan Puthur, Sooriyampalayam, Erode (Website) Application Date. 09.08.2024
2. Erode City Deputy Director of Urban Planning, Erode District, their website No. AM7OIXOB/2024/TCP Date. 17.08.2024.
3. Sub registered. Bhavani Doc No. 4964/2024 dated 19.08.2024 (page no. 1 to 27)
4. Erode City Planning Deputy Director, Erode District, their Roc. No.

AM7OIXOB/2024/TCP dated 05.09.2024.
5. Jambai Town Panchayat Council Resolution No. 67/2024 dated. 27.11.2024
6. This Office Roc. No. 259/2024 Dated.27.11.2024
7. This Office Roc. No. 259/2024 Dated.10.1.2025
8. Principal, Government Engineering College, Erode letter Ref. No. 41/142 B/GCE/CE35/2025-26 Dated 23.01.2025
9. Jambai Town Panchayat (GROUP) Junior Engineer Certificate Dated. 27.01.2025
10. karuvoolam Challan No. 20250125067742 Dated. 27.01.2025
11. Jambai Town Panchayat Council Anticipation Dated.29.01.2024
12. Related documents.

Conditions

1) Final approval is granted subject to the special conditions stated in the order seen in Appendix 4 and the conditions of the plot section as seen in the attachment. (Attached).
2) No land belonging to the Town Panchayat and other government departments should be included in this plot section.
3) The owners should act as per the instructions given by the Executive Officer from time to time.
4) If the amount of plot section approval fee paid is found to be less or if it is objected to in the audit, the difference amount should be paid immediately. And the same should be corrected at their own expense.
5) The constructed roads and storm water drains should be maintained for five years at their own expense.
6) The conditions stated in the plot section letter should be followed.
7) It is requested that follow-up action should be taken as stated in the government order seen in the attachment.
8) If any changes are made in this plot or if the plots are divided into sub-plots, Town Panchayat permission should be obtained from the concerned officers.
9) The public place allotment area and roads have been handed over to the town panchayat vide Bhavani Sub-Register doc.No. 4964/2024 dated 19.08.2024. No encroachment should be made in the above handed over areas. The handed over public usage areas should be transferred to the town panchayat by transferring the patta.
10) The low voltage power cables passing between the plots should be shifted along the road at their own cost.
11) All the conditions of the Town Planning Department attached hereto shall apply. If the plots are sold in violation of the conditions, the permission for the plot granted by this office will be cancelled.
12) For these plots, the Deputy Director of Town and Country Planning, District Town and Country Planning Office, Erode, their website file No. AM7OIXOB/2024/TCP date. 05.09.2024 LAYOUT SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 251/2024. Date - 05.09.2024. should follow the plot conditions given in the annex to the plot as per the letter.
13. If any irregularity is found in all the documents submitted by the petitioner, this plot will be cancelled without any prior notice.
14. It is informed that if all the documents and evidence contained in this plot are found to be later, this plot will be cancelled without any prior notice.
15. The conditions mentioned in the order of the Deputy Director of Erode City, Erode District, vide No. AM7OIXOB/2024/TCP dated 05.09.2024. shall also be followed.
16. This plot is approved subject to the special conditions, plot conditions and conditions as shown in the map in which the technical permission for the residential plot is granted.
17. The plots should be sold only as mentioned in the plot map of Erode City, vide No. AM7OIXOB/2024/TCP date. 05.09.2024 LAYOUT SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 251/2024. Date - 05.09.2024.
18. It is stated that if it is later discovered that there are any court cases or criminal matters in this property, this deed will be automatically cancelled.
19 All the conditions of the Erode Town Planning Department attached herewith shall apply. If the plots are sold in violation of the conditions, the permission for subdivision granted by this office shall be cancelled without any prior notice.

Attachment:

1) Approved subdivision map - 1
2) District Town Planning Deputy Director mYtyf Copy of subdivision conditions – 1.

To:

Mr. M.S.P. Mohanaselvan, 57, Kothukkaraan Puthur, Sooriyampalayam, Erode

Copy:

1. District Town Planning Deputy Director, Erode. 2. Sub-Registrar, Bhavani.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2025.01.30 18:41:50



our services doesn't just end there

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Property Valuation & Cost Estimation

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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