Layout Application - Final Approval Letter

Roc No: ERD/BHAVANI/THOTTIPALAYAM/LAYOUT / 02/2025-2026

Date: 5/27/25 1:15 PM

From:

Village Panchayat

THOTTIPALAYAM

To :

THIRU.C.MATHAIYAN AND FIVE OTHERS
D.No.172/B, Kamaraj Nagar,
Bhavani (TK), Erode (DT-63830

Online Application Number: X5ZM6I9K

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F.No:- 630/1B, 630/2 in Bhavani Village,
Thottipalayam Panchayat, Bhavani Taluk - Erode District -1.81 Acre (or) 7325.0 sqm Extent
Technicaclearance issued -
forwarded for further action - Reg

Ref :

.1Applicants THIRU.C.MATHAIYAN AND FIVE OTHERS, Online application No X5ZM6I9K Dated:20.05.2024
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: X5ZM6I9K/2024/TCP, Dated: 29.07.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 217/2024 Dated: 29.7.2024

Body:

ORDER:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Body:

Permission),Erode District, issued to Erode district, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat , S.F.No:-630/1B,2 of 1.81 Acre or 7325.00 sqm extent proposed residential

Layout Approval, 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: 217/2024 dated on 29.07.2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 and necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 31.89 sq.m, Road area of 2217.275 sq.m and EB Space area of 41.16 sq.m are donated to the Thottipalayam Panchayat with the document no: 4191/2024, dated: 08.07.2024 and registered at the Bhavani Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.717000/- (Rupees Seven Lakhs sevetten thousands Rupees Only) has been paid by the Applicant towards , Receipt No: 20250522016005, Dated: 23.05.2025 and the Online Receipt has been handed over to the Thottipalayam Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows: Layout approval fees: 346356/- Dt.22.05.2025

Therefore under specific conditions Erode District, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat S.F.No:-630/1B,2 of 1.81 Acre or 7325.00 sqm Land area were Permitted

(Local Body Final Approval) as residential sub-division Layout by the Thottipalayam Panchayat.

Conditions:-

1.Erode District, Deputy Director, District Town and Country Planning Department, ROC No. 5ZM6I9KD Dated:29.07.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/ LAYOUT APPROVAL No- 217/2024 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 by the Applicant to this panchayat, if any difference arises.Technical Clearance by Deputy Director, District Town and Country Planning Department (Planning

Permission), Erode District, ROC No: 5ZM6I9KD Dated:29.07.2024/TCP, and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 217/2024 Dated: 29.07.2024 Seeking approval of the Council to grant final approval subject specified conditions.

Resolution: Resolution No: 32/2025, is granted unanimously.

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

1) Plot area : 7325.00Sq.m

2) No of plots : 28

3) Park area : 510.77Sq.m (Government guideline value amount has been paid by the applicant.)

Thiru :G.KRISHNAMOORTHY

Special Officer,

THOTTIPALAYAM 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 Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA Erode.

4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Erode.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.05.27 13:15:55