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Layout Application - Final Approval Letter

Roc No: 03/2024-2025 Date: 1/4/25 12:04 PM

From:

Village Panchayat

THOTTIPALAYAM

To :

Thiru.V. Rajendran
D.No. 8/258S West Bharathi Nagar Ner Veethi,
Mettunasuvampalayam,
Erode,638301

Online Application Number: ZXYN023D

Sir/ Madam,

Sub :

Layout - Office of the Erode District Town and Country Planning S.F.No:-369/4B2, 370/1A1B in Bhavani Village- Thottipalayam Panchayat – Bhavani Taluk - Erode District – 0.4725 Acre (or) 1913.0 sqm Extent
Technicaclearance issued - forwarded for further action - Reg

Ref :

1.Applicants Thiru.V. Rajendran Online application No. ZXYN023D Dated:20.08.2024
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: ZXYN023D/2024/TCP, Dated: 18.10.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 298/2024 Dated: 18.10.2024

Body:

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

Permission),Erode District, issued to Erode district, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat , S.F.No:-369/4B2, 370/1A1B of 0.4725 Acre or 1913.00 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: 298/2024 dated on 18.10.2024 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 16.40 sq.m, Road area of 473.63 sq.m and EB Space area of 17.01 sq.m are donated to the Thottipalayam Panchayat with the document no: 5842/2024, dated: 23.09.2024 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.14200/- (Rupees Fourteen Thousand Two Hundred Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20250103012401, Dated: 03.01.2025 and the bank 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: 91360/- Dt.04.01.2025
Therefore under specific conditions Erode District, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat, R.S.F.No: 369/4B2, 370/1A1B of 0.4725 Acre or 1913.00 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. ZXYN023D Dated:20.08.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/ LAYOUT APPROVAL No- 298/2024 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: ZXYN023D Dated:20.08.2024/TCP, and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 298/2024 Dated: 18.10.2024. Seeking approval of the Council to grant final approval subject to specified conditions.
Resolution: Resolution No: 310/2024, is granted unanimously.

Copy to:

1. Deputy Director , Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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