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Layout Application - Final Approval Letter

Roc No: Roc No: 1/2024-2025/LA/PIT

Date: 6/22/24 6:45 PM

From:

Village Panchayat

PITCHANDAMPALAYAM

To :

Thiru.C.Dhanasekar
D.No-24/1, Kannaki Street,
Teachers Colony,
Erode,638011

Online Application Number: JJTLILPO

Sir/ Madam,

Sub :

Residential Layout –Erode District, Erode Panchayat Union, Pitchandampalayam Village Panchayat – Pitchandampalayam Village panchayat, Veppampalayam Village S.F.No:135/2A of 0.42.70 Acre (1728.0 Sq m) extent Residential Plot Approving - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg

Ref :

1) Applicants Thiru.C.Dhanasekar Application No. JJTLILPO Dated: 26.10.2023.
2) Letter no. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3) Letter no.320/2022/TCP3, dated:07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
4) G.O.79, Housing and Urban Development Department,Dated:04.05.2017
5) ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No.JJTLILPO/2023/TCP Dated: 26.10.2023
6) The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No. 518/2023.
7) Pitchamdampalayam Panchayat Resolution No:40/2024-2025, Dated: 14.06.2024

Body:

Order::-
In the above reference cited in the 6, the Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the Veppampalayam Habitation S.F. No: 135/2A, Pitchandampalayam village panchayat, Erode District, Erode with an extent of 0.42.70 Acre (1728.0 Sq m) vide his proceeding Roc No. SWP/DTCP/ERODE/LAYOUT APPROVAL No.518/2023 dated 12-12-2023 subject to special conditions and Technical Clearance from The Local Body / Authority. Letter received from the Assistant 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. A Public utility Space area of 9.29 Sq.m and were donated to the Pitchandampalaym Panchayat with the gift deed document No: 8221/2023 dated 01.12.2023 registered in Perundruai Sub registrar Office. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.20640/- (Rupees Twenth thousand Six Hundred and forty only) has been paid by the Applicant through State Bank of India, Receipt No:20240622000404 Dated: 22.06.2024 and the bank Receipt has been handed over to the Pitchandampalayam Panchayat by the Applicant. In the above reference cited on 6, the securitizing fee of Rs.1000/- per plot has been collected for 8 numbers of plots. Rs.8000 and Development charges including Inspection charges Rs.2000 A sum of Rs.10000/- has been paid by the applicant through online Receipt No. JJTLILPO dated on 22-06-2024 . In the cited in 7th. reference, The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:40/2024-2025, Dated: 14.06.2024. Therefore, Subject to Specific Conditions, It is here by ordered to grant approval for the Residential Layout situated S.F No: 135/2A of Veppampalayam Habitation Pitchandampalayam Village Panchayat, Erode District, Erode with and extent of 0.42.70 Acre (1728.0 Sq m) with the following conditions.

Conditions:-:,
1. All the Special conditions mentioned in the Assistant Director (Incharge), District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No.JJTLILPO/2023/TCP Dated: 26.10.2023 must be strictly follows. 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. If any difference arises the Applicants has to pay the difference in rates of fees paid by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6. The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition of land layout approval and planning permission. 7. The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership. 8. 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. 9. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 10.The President of Pitchandampalayam Panchayat has issuing the final approval against the documents submitted by the applicant. In case of any document found in false, the approval shall be canceled without any prior information to the applicant and it is also informed that, any violation of the above noted conditions will result in the cancellation of this Layout approval.
President
Pitchandampalayam Panchayat.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Erode
Date:2024.06.22 18:45:18



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