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Layout Application - Final Approval Letter



Roc No: 197/2024

Date: 8/22/24 7:13 PM

From:

Executive officer

151,Kodumudi Road,Sivagiri,Kodumudi(Tk),Erode(Dt),638109

To :

M.A. Palanisamy,
29, Muthaiyan Valasu,
Konthalam Village, Sivagiri.

Online Application Number:

XVEYS2CH

Sir/ Madam,

Sub :

Erode District – Sivagiri Town Panchayat - Residential Layout Approval - SF.No.1323/1C, 1324/4D1, 1326/2, 1324/4A, 1324/4B1 - 1.7086 Acres (or) 6915 Sqm Extent – 197/2024 Date-22.08.2024 Technical Clearance Issued - Final Approval - Reg.

Ref :

Town and Country Planning Department Letter Roc No. XVEYS2CH/2024/TCP, Dated 09.07.2024

Body:

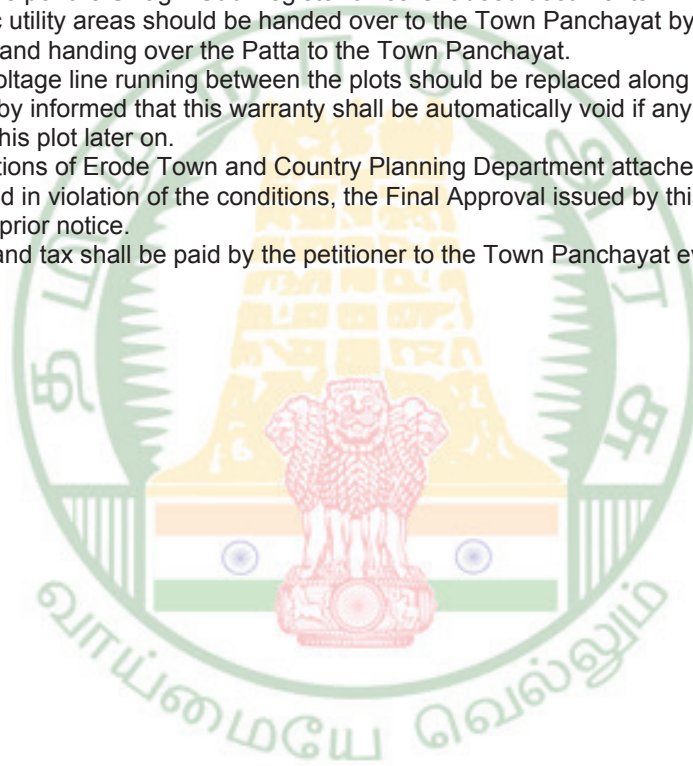
With Reference to the Town and Country Planning Deputy Director Letter No.XVEYS2CH/2024/TCP Dated 09.07.2024 to develop 1.7086 acres of land in Sivagiri Town Panchayat, Kodumudi Taluk, Erode District with an area of 1.7086 acres Technical approval has been granted as on 09.07.2024. Further, according to Sivagiri Sub Registrar Gift Deed Document No.1431/2024 dated 27.06.2024, the proposed subdivision road with an area of 1345.47 square meters and Park area of 630.65 square meters and public use space with an area of 30.00 square meters and Sivagiri Sub Registrar Gift Deed Document No. 1430/2024 dated 27.06.2024, the proposed subdivision TANGEDGO area of 30.00 square meters have been handed over to the Town Panchayat by President Anticipation Approved as on 21.08.2024.

The BT Road, Drainage and Borewell Motor with Pipeline works in the said plot have been

carried out by the petitioner and have been inspected by Junior Engineer, Sivagiri Town Panchayat (Group), Erode District and a certificate has been issued that they are in good condition. Also as mentioned in Town and Country Planning Department technical permission letter 3% of the market value of land use fee Rs.71,806/- and Local Body Fees payment of Rs.4,07,122/- Collected by Online Payment Dated 22.08.2024, final approval is decreed with following conditions for the residential plot.

Conditions :

- 1.Technical permission for residential plot is granted subject to special conditions, plot conditions and conditions as seen in the map.
- 2.Any land owned by the Town Panchayat and other government departments shall not be included in this plot.
3. The landlords must act on the instructions given by the Executive Officer.
- 4.In case the actual paid plot approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
- 5.Any change in this plot or sub-division of plots shall require proper approval from the concerned officer.
- 6.Deputy Director of Erode Town and Country Planning vide plot plan SWP/DTCP/ERODE/LAYOUT APPROVAL NO.205/2024, dated on 20.05.2024. Plots should be sold only as notified on 20.05.2024.
- 7.There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Sivagiri Sub Register office Gift deed documents.
- 8.The public utility areas should be handed over to the Town Panchayat by the plot owners after erecting wire fences and handing over the Patta to the Town Panchayat.
- 9.The low voltage line running between the plots should be replaced along the road at their own cost.
- 10.It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this plot later on.
- 11.All conditions of Erode Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the Final Approval issued by this authority will be cancelled without any prior notice.
- 12.Vacant land tax shall be paid by the petitioner to the Town Panchayat every 6 months until the plots are sold.



Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.08.22 19:13:35





our services doesn't just end there



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Zoning & Land Use Analysis

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