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Layout Application - Final Approval Letter

Roc No: ERD/GARXDA8W/2023/TCP

Date: 3/19/24 4:45 PM

From:

Village Panchayat

Murungatholuvu

To :

Mr. S P. AYYAPPAN
3 - Udhyam nagar ,Eraniyan St,
Rangampalayamm,,
Erode tk,
Erode Dt,638009.

Online Application Number: GARXDA8W

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country S.F.No: -389/3B,389/6C2 Murungatholuvu Village – Murungatholuvu Panchayat –Chennimalai Panchayat Union, Perundurai Taluk - Erode District–1.00 acre (or) 4050.0 sqm Extent Technical clearance issued - forwarded for further action - Reg.

Residential Layout - Office of the Erode District Town and Country S.F.No: -389/3B,389/6C2 Murungatholuvu Village – Murungatholuvu Panchayat –Chennimalai Panchayat Union, Perundurai Taluk - Erode District–1.00 acre (or) 4050.0 sqm Extent Technical clearance issued - forwarded for further action - Reg.

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Ref :

1.Applicants Mr. S P. AYYAPPAN Online application No GARXDA8W Dated: 09.10 2023
2.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter Roc 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 commission) , Erode:ERD/GARXDA8W/2023/TCP
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.474/2023
7.Murungathovu panchayat resolution number :141/2023-2024, Date:14.12.2023

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, Chennimalai Panchayat Union, Murungatholuvu Village and Panchayat , R.S.No: 389/3B,389/6C2 of 1 acre proposed residential layout, 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. 474/2023 dated on 16.03.2023 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 On site Inspection of amenities mentioned in the Layout

Residential Approval, Roads area of 1049.50 sq.m common use I 15.41 sq.m common use II 15.41 sq.m are donated to the Murungatholuvu Panchayat with the document no: 3363 date 21.08.2023 registered at the Chennimalai Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.11215- (Rupees Eleven thousand two hundred and fifteen Only) has been paid by the Applicant towards State Bank of India, Receipt No 20240315012924 Dated: 15.03.2024 and the bank Receipt has been handed

Murungatholuvu panchayat

To:
Mr. S P Ayyappan,
3 Eraniyan street ,
Udhayam nagar,
Rangampalayam,
Erode-638003.
Copy to :
1.Assistant director (incharge),
Town and country planning department (planning permission), behind ulavar santhai , Sampath nagar , erode dt, erode 638009

2.The sub registrar , office of the sub registrar chennimalai
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.
5. Block development officer (rural panchayat) , chennimalai union office ,
Chennimalai
6.panchayat secretary, murungatholuvu panchayat office , chennimalai union .



Village



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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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We're honored to be part of your real estate journey

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