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Layout Application - Final Approval Letter

Roc No: 451/2024 date 21.02.2025

Date: 2/24/25 5:00 PM

From:

Executive officer

128, Nadupalayam, sathy Main Road, Chithode

To :

Thiru.S M Senthil And K Jayakumar
528, Sadayampalayam,
Gangapuram Village
Chithode Post Erode Taluk, Erode- 638 102

Online Application Number: TS52TNBP

Sir/ Madam,

Sub :

Residential Layout - Erode District - Chithode Town Panchayat - Chithode B Village - Ward No.15, Nallagoundempalayam - R.S. 214/4B of 1.92.5 acres (or) 7800.00sq.m. - Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Chithode Town Panchayat.

Ref :

1 Thiru.S M Senthil And K Jayakumar, 528 Sadayampalayam Gangapuram Village, Chithode Post Erode Taluk, Erode- 638 102
(Online) Application No: TS52TNBP , Dated: 1.06.2024.
2 Proceeding of Erode District Deputy Director of Town and Country Planning online Roc No. TS52TNBP /2024/TCP, Dated:07.03.2024.
3 Giftdeed to Chithode Town Panchayat as Register No.4183/2024, Dt:31.07.2024 at Bhavani Register Office.
4 Proceeding of Erode District Deputy Director of Town and Country Planning online Roc No. TS52TNBP /2024/TCP, Dated: 04.09.2024
5 Chithode Town Panchayat Resolution No.142/2024, Date: 27.11.2024.
6 Chithode Town Panchayat Chairman Antispet Date : 19.02.2025
7 Other Relating Documents.

Body:

Order

Erode District, Erode Taluk, Chithode Town Panchayat , Chithode B Village, Ward No.15, Nallagoundempalayam, R.S. 214/4B of 1.92.5 acres (or) 7800.00sq.m. The applicants sought permission from the Town Panchayat to set up a plot in the area. Thiru.S M Senthil And K Jayakumar, 528 Sadayampalayam Gangapuram Village, Chithode Post Erode Taluk, Erode- 638 102 applied through the website, and according to the letter of the Deputy Director of Town and Country Planning, District Town and Country Planning, Erode, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Erode Town and Country Planning Ward No.15, Nallagoundempalayam, B Village R.S. 214/4B of 1.92 ½ acres (or) 7800.00sq.m. Technical approval has been given for dividing the plot into 30plots in the area, and the road and public allotment have been handed over to the Chithode Town Panchayat in this plot. Chithode Town Panchayat Council Resolution No.142/2024, Dt:27.11.2024 is grant to final approval for this Layout. Accordingly the petitioners were directed to pay the appropriate fees. A fee has been collected by the Town Panchayat accordingly. Therefore, final approval is decreed for the plots subject to the following conditions for which the above technical approval has been given.

conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.
2. Any land owned by the Municipal Corporation and other Government Departments shall not be included in this plot.
3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.
4. To maintain constructed roads and storm water drains at his own expense for five years.
5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.
6. There shall be no encroachment on the public allotment land and roads which have been donated to the Chithode Town Panchayat in the Bhavani Registrar’s office. The transferred public utility spaces should be handed over to the municipality.
7. To replace the low voltage transmission line passing through the plot in the course of the road at their own cost.
8. Conditions mentioned in the allotment letter should be followed.
9. Further action is requested to be taken as mentioned in the Government order found in the annexure.
10. Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.
11. In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.
12. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.
13. The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.
14. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it. No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.
15. Streets shown on the approved map shall have building limits as shown on the map. 1.5 meters (5 feet) for 12 meters (40 feet) and 15 meters (50 feet) wide for roads between 7 meters (23 feet) and 9 meters (30 feet) wide in Manaippi and for roads 24 meters (80 feet) wide and above The building boundary should be

16.06.2003 Ordinance no. 134, Municipal Administration and Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.

19. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Town and Country Planning Department without any prior notice. Any court case for this Lay out This order not valitited.

20. A copy of the Layout map shall be provided by the petitioners to each purchaser of the plot in the approved Layout.

21. All the Conditions should be followed as per order of online TS52TNBP/2024/TCP, Dated: 04.09.2024 of Deputy Director of Erode District Town and Country Planning.

Executive Officer,
Chithode Town Panchyat,
Erode District

To
Thiru.S M Senthil And K Jayakumar
528, Sadayampalayam,
Gangapuram Village
Chithode Post Erode Taluk, Erode- 638 102

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2025.02.24 17:00:07



our services doesn't just end there

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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