Layout Application - Final Approval Letter

Roc No: ELA/LA/04/2024-2025

Date: 8/29/24 9:32 PM

From:

Village Panchayat

ELAVAMALAI

To :

Tmt..BANUMATHI AND OTHER FOUR MEMBERS
D.No:9/540,Marappampalayam
Elavamalai Village,
Erode -638 316.

Online Application Number: ZF0N7Q7T

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Erode Panchayat Union,Elavamalai Village - Elavamalai Panchayat acknowledging and Approving in R.S.F.No:236/1A1A1A2,(1.49 Acre) 6029.82 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Tmt.Banumathi AND OTHER FOUR MEMBERS ,online Application No:ZF0N7Q7T Date:22.01.2024
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:
   ZF0N7Q7T /2024/TCP, Dated:13.03.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT
   APPROVAL .No- 72/2024 Dated: 13.03.2024
7. Elavamalai Panchayat Resolution No:133/2024 Date:27.08.2024

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, Erode Panchayat Union, Elavamalai Village and Panchayat , R.S.F.No: 236/1A1A1A2,(1.49 Acre) 6029.82 sqm extent 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.72/2024 dated on 13.03.2024 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 On site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 18.68 sq.m and Roads area of 2404.08 sq.m are donated to the Elavamalai Panchayat with the document no: 1480/2024 dated: 07.03.2024 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.197181/- has been paid by the Applicant towards State Bank of India,Bhavani Receipt No:20240811000839 Dated: 12.08.2024 and the bank Receipt has been handed over to the Elavamalai Panchayat by the Applicant.

4.The fees/charges collected from the applicant are as follows,Layout approval fees :28500/- Dt.27.08.2024

Therefore, Subject to Specific Conditions, Erode District, Erode Panchayat Union, Elavamalai Village and Panchayat , R.S.F.No: 236/1A1A1A2,1.49 Acre or 6029.82 sqm extent.It is hereby ordered to grant Approval for the above mentioned Residential Layout

Conditions:

1.Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. ZF0N7Q7T /2024/TCP, Dated: 13.03.2024

2.Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 72/2024 All the Special conditions mentioned must be strictly followed.

3 Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.

2.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

3.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

4.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.

5.Every plot deed registration should be accompanied by a copy of this layout approval map.

6.The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

7.The Applicant shall bear 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.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1) Plot area :1.49 Acre or 6029.82
2) No of plots : 26
3) Area of Road : 2404.08 sq.m
4) Public use (Local body) : 18.68 sq.m
5) Public use (TANGEDCO): 34.02 sq.m
6) Park area : 362.57 Sq.m (Government guideline value amount has been paid by the applicant.)

Administration

(Panchayat),Erode.

4. Submitted to the Perusal of Assistant Director (Survey and Land Records) Erode.

5. Block Development Officer (Village Panchayat), Erode Union Office,Erode.

6. Panchayat Secretary,Elavamalai Village Panchayat office, Erode Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.08.29 21:32:06