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Layout Application - Final Approval Letter

Roc No: B0AA5U4L/2024/TCP

Date: 11/22/24 4:27 PM

From:

Village Panchayat

KULUR

To :

Thiru. M.Palanisamy and K.P.Dharmaraj
96, Vettukattuputhur,
Attavanai Hanumanpalli,
Modakkurichi Taluk,
Erode- 638104

Online Application Number: B0AA5U4L

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning R.S.No. 1572/2,3 Thuyyampoondurai village - Kulur
village Panchayat - Modakkurichi Taluk - Erode District - 2.32 Acres or 9394.0 sqm Extent
Technicaclearance issued - forwarded
for further action - Reg.

Ref :

1.Applicants Thiru.M.Palanisamy and K P Dharmaraj, Online application No B0AA5U4L Dated:27.01.2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 17.02.2024.
3.Letter No.M.M.C3/161/2024, Dated.01.11.2024 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.M.Palanisamy and K P Dharmaraj giftdeed uploaded Dated: 11.03.2024.(Gift deed document No.Local body
Doc no. 1949
/2024 Dt.08.03.2024,TANGEDCO Doc no.1948/2024 Dt.8.03.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and

G.O.16 Department of Municipal
Administration and
Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand payment Request Letter, Dated: 17.02.2024 & 13.03.2024.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Thiru.M.Palanisamy and K P Dharmaraj Letter, Dated: 11.03.2024 & 18.03.2024 (Payment of Centage Fee, Display
Board Fee and
Flag Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

Kulur Village Panchayat President Order

Procedure / Processes

Issuer : G.Selvaraj

No:02/2024-2025

Date:22-11-2024

Sub: Residential Layout – Office of Erode District, Modakurichi Panchayat Union, Thuyyampoondurai

Village – Kulur Panchayat acknowledging and Approving in , R.S.F.No;1572/2,1572/3 of 2.32 Acre or

9394.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country

Planning Department (Planning Permission) – reg.

Ref:

1. Applicant M.Palanisamy and K.P.Dharmaraj, online Application No: B0AA5U4L Date:27.01.2024.

2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai

Layout Plot of Rs.37,200/- (Rupees Thirtey Seven Thousan Two Hundread Rupees Only) has been paid by the Applicant towards Indian Overseas Bank, Receipt No:20240713002408 Dated:13.07.2024 and the bank Receipt has been handed over to the Kulur Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows:

Layout approval fees : 42000/-

Therefore, Subject to Specific Conditions, Erode District, Modakurichi Panchayat Union, Thuyyampoondurai C Village and Kulur Panchayat R.S.F.No;1572/2,1572/3 of 2.32 Acre or 9394.00 sqm extent grand the permission to proceed as a proposed residential layout.

Conditions:

1. Erode District, Deputy Director, District Town and Country Planning Department, ROC No.B0AA5U4L/2024/TCP, Dated:21.03.2024.and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 77/2024 dated on 21.03.2024 All the Special conditions mentioned must be strictly followed.

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

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

7. 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.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9. 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:

S.No Details Area

1 Plot area 2.32 Acre or 9394.00 sqm

2 No of plots 42

3 Area of Road 3376.01 Sq.M

Erode -638 104.

Copy to:

1. Deputy Director , Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

2. The Sub Registrar, Office of the Sub Registrar, Avalpoondurai

Village



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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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