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Layout Application - Final Approval Letter

Roc No: 74/2024-2025 Date: 7/25/24 8:43 AM

From:

Village Panchayat

MOONGILPATTI

To :

R MOHANKUMAR V ARUMUGAM K GANESAN V VENKATACHALAM,
D.NO:38/2, Mullipuram,
Kangayam Post,
Tiruppur-638108.

Online Application Number: YQYNPNC4

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Anthiyur Taluk, Anthiyur Panchayat Union, Mongilpatti Village Panchayat and Village acknowledging and Approving S.F.No: 44/1A2, 1A3, 2A, 2B of, 2.0750 Acre or 8400 sqm extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru. R MOHANKUMAR V ARUMUGAM K GANESAN V VENKATACHALAM Application no YQYNPNC4 Date: 05.04.2024
2. Road Pattern approved by District town country planning Office Erode date: 16.04.2024
3. Letter no.M.M.C3/2168/2024, dated: 25.03.2024 JOIN DIRECTOR Agriculture department erode district.
4. Letter no. 19799/2020, dated: 24.12.2020 of Commissioner of Town and Country Planning, Chennai (Circular)
5. Applicacant Thiru.R MOHANKUMAR V ARUMUGAM K GANESAN V VENKATACHALAM gift deed uploaded date 24.05.2024 (Gift Deed Document No. Localbody Document No 1721/2024 Dated 29.04.2024 Tangedco Doc No 1722/2024 Dated 29.04.2024
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2024
8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, YQYNPNC4 Date: 05.04.2024
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 157/2024

10. Mongilpatti Panchayat Resolution No: 74/2024-2025, Dated:25.06.2024

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Taluk, Anthiyur Panchayat Union, Mongilpatti Panchayat and Village at S.F.No: 44/1A2, 1A3, 2A, 2B of, 2.0750 Acre or 8400 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.157/2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant 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 Onsite 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 , necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 32.84 sq.m and road area space 2775.44 sqm donated to the Mongilpatti Panchayat with the document no: 1721/2024 dated: 29.04.2024 registered at the Anthiyur Sub registrar Office. TANGEDCO Public Space area of 30.75 sq.m donated to the Mongilpatti Panchayat with the Document no 1722/2024 dated 29.04.2024 Registered at the Anthiyur sub registered documents are handover to Mongilpatti Panchayat Office

3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs. 272160/- (Rupees Two Lakhs Seventy Two Thousand One Hundered and Sixty Only) has been paid by the Applicant towards Indian Overseas Bank, Receipt No: 20240703011529 Dated: 03.07.2024 and the bank Receipt has been handed over to the Mongilpatti Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Mongilpatti Village Panchayat,and village S.F.No: 44/1A2, 1A3, 2A, 2B of, 2.0750 Acre or 8400 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No. YQYNPNC4/2024 TCP, Dated: 05.04.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 157/2024, 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. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Copy to:

1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode - 638009
2. The SubRegistrar, Office of the SubRegistrar, Anthiyur.
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), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Mongilpatti Panchayat office, Anthiyur Panchayat Union.
7. Others – 2

MONGILPATTI PANCHAYAT RESOLUTION COPY

On 25.06.2024 in the month of June 2024 Wednesday at 11.00 am, the ordinary meeting Mongilpatti panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: K M Viswanathan as Mongilpatti Panchayat President.
9 Ward Members including the Panchayat President.
SUBJECT: Erode District, Anthiyur Taluk Anthiyur Panchayat Union, Mongilpatti Panchayat and Village S.F.No: 44/1A2, 1A3, 2A, 2B of, 2.0750 Acre or 8400 sqm granted Technical Clearance by Assistant Director (Incharge), District Townand Country Planning Department (Planning Permission), Erode District, ROC No. YQYNPNC4 /2024 TCP, Dated: 05.04.2024 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No.157/2024.
Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No. 74/2024-2025, Dated:25.06.2024, is granted unanimously.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.07.25 08:43:21



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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

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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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