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Layout Application - Final Approval Letter

Roc No: 01/2024-25 Date: 1/4/25 4:42 PM

From:

Village Panchayat

PUNJAI KALAMANGALAM

To :

Mr. Thiyagarajan and Mrs. Jayalakshmi

Online Application Number: 4I85Z1BQ

Sir/ Madam,

Sub :

Residential Layout - Office of Erode District, Modakkurichi Panchayat Union, Punjaikalamangalam 'A' Village, Punjaikalamangalam Panchayat acknowledging and Approving in R.S.F.No: 20/1B1 of 1.73 Acre or 7022.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – regarding.

Ref :

1. Applicant Mr. Thiyagarajan and Mrs. jayalakshmi online Application No: 4I85Z1BQ Date: 29.06.2024
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: 4I85Z1BQ /2024/TCP, Dated: 12.08.2024.
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 229/2024 Dated: 12.08.2024

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, Modakkurichi Panchayat Union Punjaikalamangalam 'A' Village, Punjaikalamangalam Panchayat, R.S.F.No: 20/1B1 of 1.73 Acre or 7022.00 sqm extent proposed residential Layout Approval, 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: 229/2024 dated on 12.08.2024 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 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 and necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 67.87 sq.m, EB Area : 31.65 sq.m and Road area of 2514.61sq.m are donated to the Punjaikalamangalam Panchayat with the document no: 2194/2024 & 2195/2024, dated: 08.08.2024 and registered at the Surampatti Sub registrar Office.

3.According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.78,100/- (Rupees Seventy Eight Thousand one Hundred Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241231009042 Dated: 31.12.2024 and the bank Receipt has been handed over to the Punjaikalamangalam Panchayat by the Applicant.

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

Layout approval fees: 26,000/- Dt.04.01.2025

Therefore under specific conditions Erode District, Modakkurichi Panchayat Union, Punjaikalamangalam 'A' Village, Punjaikalamangalam Panchayat acknowledging and Approving in R.S.F.No: 20/1B1 of 1.73 Acre or 7022.00 sqm Land area were Permitted (Local Body Final Approval) as residential Layout by the Punjaikalamangalam Panchayat.

Conditions:

1.Erode District, Deputy Director, District Town and Country Planning Department,ROC No. 4I85Z1BQ /2024/TCP, Dated: 12.08.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 229/2024 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 Copy.

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:

1) Plot area : 1.73 Acre or 7022.00 sq.m

2) No of plots : 24

3) Area of Road : 2514.61 sq.m

Village



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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

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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

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

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Vastu & Property Management Tools

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