Layout Application - Final Approval Letter

Roc No: 229/2025

Date: 12/10/25 8:08 PM

From:

Executive officer

254/1, Near Weekly Market, Erode Main Road, Perundurai

To :

Sivakumar and One Other,
8, Villaikattuputhur,
Mukasi Anumanpalli,
Modakurichi,
Erode – 638101.

Online Application Number: 27SZJTRG

Sir/ Madam,

Sub :

Erode District - Karumandichellipalayam Town Panchayat - Residential Layout Approval - SF.No.274/1A - 1.16 Acres (or) 4694.31 Sqm Extent – SWP/DTCP/ERODE/LAYOUT APPROVAL NO.171/2025 Date-27.05.2025 Technical Clearance Issued - Final Approval - Reg.

Ref :

1. Town and Country Planning Department (Planning Permission) Letter Roc No. 27SZJTRG/2025/TCP Dt.27/05/2025
2. Perundurai Sub Registrar Office Gift deed Document No.2483/2025 Dt.07.05.2025 & 2484/2025 Dt.07.05.2025
3. Karumandichellipalayam Town Panchayat Council Resolution No.139/2025 Dt. 15.07.2025

Body:

With Reference to the Town and Country Planning Department (Planning Permission) Letter No. 27SZJTRG/2025/TCP Dt.27/05/2025 to develop 1.16 Acres (OR) 4694.31 sqmt of land in Karumandichellipalayam Town Panchayat, Perundurai Taluk, Erode District Technical approval has been granted by Assistant Director of Erode Town and Country Planning SWP/DTCP/ERODE/LAYOUT APPROVAL NO.171/2025 Date-27.05.2025. As per this Town Panchayat Council Resolution No.139/2025. Dt.15.07.2025, the final approval proposal was Approved.

In the Reference No.02 the applicant handover the roads 861.67 sqm, and Public Purposes (A) meant for local body 21.9 sqm as per Document No.2483/2025 Dt.07.05.2025 and Public Purposes (B) meant for TANGEDCO 21.9 sqm as per Document No. 2484/2025 Dt.07.05.2025 handed over to Karumandichellipalayam town Panchayat.

The Basic Amenities like Road, Drainage, water line and Street lights works in the said plot have been carried out by the Applicants and have been inspected by Third Party which are in good condition. Total Charges amount Rs.374800/- include the 3% of the market value of land as Land Use Conversion Charge Rs.22650/- as mentioned in Town and Country Planning Department technical permission letter as per Town Panchayat Challan No.973/2025-2026 dated 10.12.2025 was paid. So that, the final approval is issued to the mentioned layout subject to the following Conditions.

Conditions :

1. Technical permission for residential layout is granted subject to special conditions, layout conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this layout.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid layout approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this layout or sub-division of layout shall require proper approval from the concerned officer.
6. Assistant Director of Erode Town and Country Planning vide layout plan SWP/DTCP/ERODE/LAYOUT APPROVAL NO.171/2025 Date-27.05.2025 Plots should be sold only as notified on 27.05.2025.
7. There should be no encroachment on the roads, corner curbs, Parks and public places entrusted to the Town Panchayat as per the Perundurai Register office Gift deed documents.
8. The Parks and public utility areas should be handed over to the Town Panchayat by the layout owners after erecting wire fences and handing over the Patta in the name of Executive officer, Karumandichellipalayam Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this layout later on.
11. All conditions of Erode Town and Country Planning Department attached here to are applicable. If the plots are sold in violation of the conditions, the layout permission issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the Applicants to the Town panchayat every 6 months until the plots are sold.
13. Before sold the plots in the above said Residential layout, applicant has to submit the RERA approval copy to Karumandichellipalayam Town Panchayat.

Executive officer

Signature Not Verified

Signed by: Executive Officer
Location:Erode
Date:2025.12.10 20:08:35