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Layout Application - Final Approval Letter

Roc No: Roc. No.377/2024

Date: 3/14/25 12:15 PM

From:

Executive officer

109, South Street, Avalpoondurai, Erode - 638115

To :

Tmt.Agalya and One others, 100/93, Vasanth Nagar, Puduppalayam Agaraharam, Kumarapalayam, Namakkal - 638008.

Online Application Number: YI0LUN9O

Sir/ Madam,

Sub :

Residential Layout - Erode District, Modakkurichi Taluk, Avalpoondurai Town Panchayat, Avalpoondurai "C" Village, Ward No.4, Pallapalayam East Street, R.S.F.No.1361/2c, 1362/1,2 and 1373/2 of 4.68.1/2 Acres or 18968.00sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Avalpoondurai Town Panchayat

Ref :

1. Tmt.Agalya and One others, 100/93, Vasanth Nagar, Puduppalayam Agaraharam, Kumarapalayam, Namakkal - 638008 theirs (Online) Application No.YI0LUN9O, Dated:19.07.2024.
2.Road Pattern Plan approved by Proceeding of Erode District Deputy Director of Town and Country Planning Roc No.YI0LUN9O/2024/TCP, Dated: 26.07.2024.
3. Technical Clearance Plan approved by Proceeding of Erode District Deputy Director of Town and Country Planning Roc No.YI0LUN9O/2024/TCP, Dated: 22.08.2024.
4.Avalpoondurai Town Panchayat Resolution No.16/2025, Date:28.02.2025.
5.Other Relating Documents.

Body:

Order

4.68.1/2 Acres or 18968.00sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Tmt.Agalya and One others, 100/93, Vasanth Nagar, Puduppalayam Agaraharam, Kumarapalayam, Namakkal - 638008theirs (Online) Application No.YI0LUN9O, Dated:19.07.2024 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Erode, Avalpoondurai "C" Village, Ward No.4, Pallapalayam East Street, R.S.F.No.1361/2c, 1362/1,2 and 1373/2 of 4.68.1/2 Acres or 18968.00sq.m. Technical Approval No.SWP/DTCP/ERODE/LAYOUT APPROVAL NO:242/2024 has been given for dividing the plot into 92 plots in the area, and the road and public allotment have been handed over to the Avalpoondurai Town Panchayat in this plot. Borough Council Resolution No.16/2025, Date:28.02.2025 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1.Final approval is granted subject to special conditions and plot conditions as found in Annexure by the Town Planning Department.

2.All the Conditions should be followed as per order of Roc No.YI0LUN9O/2024/TCP, Dated: 22.08.2024 of Deputy Director of Erode District Town and Country Planning.

3Any land owned by the Municipal Corporation and other Government Departments shall not be include in this plot.

4.Owners shall act in accordance with the instructions given by the Executive Officer from time to time.

5.Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.

6.Ordinance no.71. Rural Development Department Day. Based on the notification dated 16.06.2003 Ordinance no.134, Municipal Administration and Drinking Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.

7.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.

8.A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.

9.In Layout Subdivision sewage drain discharge should not affect the Koppu vaikkal and proper infrastructures should be made by applicant at their own cost. While selling the plots, the government should ensure that there is no disturbance to the government lands and waterways.

10. When building a house in a plot, domestic waste water should be disposed of by means of sump pits and waste water vehicles.

Executive officer



our services doesn't just end there

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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.



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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

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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