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Layout Application - Final Approval Letter

Roc No: 04/2024-2024/ 28.10.2024

Date: 10/28/24 8:24 AM

From:

Village Panchayat

PACHAMPALAYAM

To :

Thiru. M/S. BHAGAVAN GARDENS
D.SHANMUGAM, D.SIVAKUMAR
3/66, Poonachi Village ,
Sembadapalayam,
Anthiyur Tk, Erode Dt,
Poonachi,
Anthiyur,Erode,638314

Online Application Number: M7O4942P

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat and Village acknowledging and Approving S.F.No:- 142/9C, 142/10B, 143/1A, 149/1A in Pachampalayam Village – Pachampalayam Panchayat – Anthiyur Taluk - Erode District – 5.13 ¼ Acre (or) 20775.0 Sq.mt extent Residential Plot Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – final approval reg.

Ref :

1.Applicants Thiru.M/S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR, Online application No M7O4942P Dated:09.10.2024 .
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 17.10.2024.
3.Letter No.M.MA1/9758/2024 Dated 09.10.2024 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/S.BHAGAVAN GARDENS D.SHANMUGAM D.SIVAKUMAR gift deed uploaded Dated:18.10.2024.(Gift deed document Local body Doc no. 4031/2024 Dt.18.10.2024 and TANGEDCO Doc no .4032/2024 Dt.18.10.2024.
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: 16.07.2022ROC 11. 10.ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC No. M7O4942P/2024/TCP Date : 22/10/2024.
11.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 304/2024
12.Pachampalayam Panchayat Resolution No: 20/2024-2025 Dated:25.10.2024

Body:

Order:

a. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Anthiyur Panchayat Union, Pachampalayam Panchayat and Village at S.F. No: S.F.No:- 142/9C, 142/10B, 143/1A, 149/1A, – 5.13 ¼ Acre (or) 20775.0 Sq.mt 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. 304/2024 subject to Special conditions and Technical clearance from the Local Authority.

b. 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 thedocuments and On site 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 and park area of 1577.24 sq.m and road area space 6929.83 sqm donated to the Pachampalayam Panchayat with the document no: 4031 dated: 18.10.2024 registered at the Anthiyur Sub registrar Office.TANGEDCO Public Space area of 77.67 sq.m donated to the Pachampalayam Panchayat with the Document no 4032 dated :18.10.2024 Registered at the Anthiyur sub registered documents are handover to Pachampalayam Panchayat Office.

c. ccording to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.127550/- (Rupees One Lakh Twenty Seven thousand Five hundred and Fifty Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241024009763 Dated: 25.10.2024 and the bank Receipt has been handed over to the Pachampalayam Panchayat by the Applicant.Therefore, Subject to Specific Conditions,

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.

The President,

Pachampalayam panchayat,

Anthiyur panchayat Union,

Erode District

Copy to:

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.10.28 08:24:44



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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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