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Layout Application - Final Approval Letter

Roc No: ROC No: ERD/CHML/V.VELLODE/LAYOUT/04/2024-2025

Date: 10/14/24 6:30 PM

From:

Village Panchayat

Vadamugam Vellodu

To :

To
Tmt. S.Premalatha,
P25,29,S3 Sakthi Aparment
KS Nagar thindal,
Erode -638012.

Online Application Number: Q00TA26Z

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of the Erode District Town and Country Planning -R.S.F.No:939/4A1 in Vadamugam Vellode Village, Vadamugam Vellode Panchayat – Perundurai Taluk - Erode District – .1.00 Acre or 4050.00 sqm Extent -
Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Tmt. S.Premalatha Online application No. Q00TA26Z/2024/TCP Dated: 24.04.2024.
2.District Town and country planning Office, Erode, letter dated:01.03.2024
3.Letter No.10787/2023(44), Dated.05.01.2023 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.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
14. Vadamugam Vellode Panchayat Resolution Number:37/2024 Date:20/06/2024

Body:

1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of 1 Acre or 4050 .00 Sq.m in the land bearing R.S.F.No: 939/4A1 in Vadamugam Vellode Village, Vadamugam Vellode Panchayat, Perundurai Taluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.
2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.
3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed. Road area and Public Purpose-A (Local body) Gift deed document no.2268/2024 Date:19.03.2024, Public Purpose-B (TANGEDCO) Gift deed document no.2269/2024 Date:19.10.2023
4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.
5. The fees/charges collected from the applicant are as follows

Layout approval fees : 15000/- Dt.10/10/2024
Layout inspection fees : 1000/- Dt.10/10/2024
Conversion charges : 18000/- Dt.18/09.2024

Therefore, Subject to Specific Conditions, Erode District, Perundurai Taluk, Vadamugam Vellode Panchayat, Vadamugam Vellode Village, R.S.F.No: 939/4A1. extent of 1 Acre or 4050.00Sq.M. 'SAI AVENUE "It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1. Erode District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: Q00TA26Z/2024/TCP Dated: 24.04.2024.and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 105/2024
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.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

11. Applicant should obtain permission from the concerned The special officer/President of Vadamugam Vellode Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

15. Details of allotments of plots for which technical approval has been granted:

1) Plot area : 4050.00 Sq.m
2) No of plots : 15
3) Area of Road : 1123.97 Sq.m
4) Public use (Local body) : 20.7 Sq.m
5) Public use (TANGEDCO) : 23.72 Sq.m
6) Park area : 292.603 Sq.m (Government guideline value amount has been paid by the applicant.)

Tmt J . Vasuki Jeganathan
President,
Vadamugam Vellode panchayat

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.
2. The Sub Registrar, Office of the Sub Registrar, Aval Pooudurai
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), Chennimalai Union Office, Vadamugam Vellode Panchayat

Village



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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.

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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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