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Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 10/29/24 11:48 AM

From:

Village Panchayat

THOTTIPALAYAM

To :

Mrs. N.S. Gidhaa and Mrs. N. Tamilarasi

Online Application Number:

N8DORDDR

Sir/ Madam,

Sub :

Residential Sub-division – Office of Erode District, Bhavani Panchayat Union, Bhavani Village – Thottipalayam Panchayat acknowledging and Approving in R.S.F.No: 520/3A2 of 0.25 Acre or 1012.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – regarding

Ref :

1. Applicant Mrs. N.S. Gidhaa and Mrs. S. Tamilarasi, online Application No: N8DORDDR Date: 04.09.2023.
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: N8DORDDR/2023/TCP, Dated: 14.11.2023.
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 450/2023 Dated: 14.11.2023.

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, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat, R.S.F.No:520/3A2 of 0.25 Acre or 1012.00 sqm extent proposed residential Sub-Division 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: 450/2023 dated on 14.11.2023 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 Storm 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 9.30 sq.m, Road area of 1.13 sq.m and EB Space area of 12.60 sq.m are donated to the Thottipalayam Panchayat with the document no: 7055/2023, dated: 02.11.2023 and registered at the Bhavani Sub registrar Office.
3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.98,063/- (Rupees Ninety Eight Thousand Sixty Three Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241017018306, Dated: 17.10.2024 and the bank Receipt has been handed over to the Thottipalayam Panchayat by the Applicant.
4. The fees/charges collected from the applicant are as follows: Layout approval fees: 3,000/- Dt.29.10.2024.

Therefore under specific conditions Erode District, Bhavani Panchayat Union, Bhavani Village, Thottipalayam Panchayat, R.S.F.No: 520/3A2 of 0.25 Acre or 1012.00 sqm Land area were Permitted (Local Body Final Approval) as residential sub-division Layout by the Thottipalayam Panchayat.

Conditions:-

- 1.Erode District, Deputy Director, District Town and Country Planning Department, ROC No. N8DORDDR/2023/TCP, Dated: 14.11.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/ LAYOUT APPROVAL No- 450/2023 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.

Technical Clearance by Deputy Director, District Town and Country Planning Department (Planning Permission), Erode District, ROC No: N8DORDDR/2023/TCP, Dated:14.11.2023 and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 450/2023 Dated: 14.11.2023. Seeking approval of the Council to grant final approval subject to specified conditions. Resolution: Resolution No: 294/2024, is granted unanimously.

To,

Mrs. N.S. Gidhaa and Mrs. S. Tamilarasi,
F-2, Penna Apartment, Muniappan kovil Street Opp,
Thindal (Kel),
Erode -638 012.

Copy to:

1. Deputy Director , Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,



Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.10.29 11:48:15





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