Layout Application - Final Approval Letter

Roc No: 80/2025-2026

Date: 10/6/25 12:42 PM

From:

Village Panchayat

KONTHALAM

To :

Mr. C SATHEESHKUMAR AND A PALANISAMY,
D.No.146 MAIN ROAD
Chennasamudram,
SALAIPUDUR, Kodumudi
Erode-638151

Online Application Number: YMNNOOKL

Sir/ Madam,

Sub :

Sub: Residential Layout - Office of the Erode District Town and Country Planning SF.No. 451/1B2A2 in Kondalam 'B' Village – Kondalam Panchayat – Kodumudi Taluk - Erode District – 0.1786 acres or 723.00 sqm Extent Technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - Final Approval – reg

Ref :

1.Applicant Mr. C SATHEESHKUMAR AND A PALANISAMY, Online application No. YMNNOOKL dated 12.07.2025.
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 19.08.2025
3.Letter No. A1/6473/2025, Dated. 07.07.2025 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 Mr. C SATHEESHKUMAR AND A PALANISAMY,, gift deed uploaded, Gift deed document No.2080/2025, Dt.21.08.2025.
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.ROC No from Assistant Director of Town and Country Planning Department Planning Permission), Erode, YMNNOOKL /2025/TCP Date: 09.09.2025.
9.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No. 284/2025.
10.Konthalam Panchayat Resolution No: 80/2025-2026, Dated:30.09.2025.

Body:

1.In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Kodumudi Taluk, Kodumudi Panchayat Union, Konthalam Panchayat and 'B' Village at S.F.No: 451/1B2A2 of, extent of 0.1786 acre or 723.00 sqm 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.284/2025 subject to Special conditions and Technical clearance from the Local Authority.
2.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 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 Strom water drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 163.06 sq.m and road area space 728.32 sqm donated to the Konthalam Panchayat with the document no: 2480/2024 dated: 06.11.2024 registered at the Sivagiri Sub registrar Office. TANGEDCO Public Space area of 12.45 sq.m donated to the Konthalam Panchayat with the Document no 2481/2024 dated 06.11.2024 Registered at the Sivagiri sub registered documents are handover to Konthalam Panchayat Office vide reference 2nd and 5th cited above.

3.According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs.2,970/- (Rupees Two Thousand Nine Hundred and Seventy Only) has been paid by the Applicant towards Indian Overseas Bank, Receipt No: 20251006008817 Dated: 06.10.2025 and the bank Receipt has been handed over to the Konthalam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Kodumudi Panchayat Union, Konthalam Village Panchayat and 'B' village SF.No. 451/1B2A2 of, 0.1786 acres or 723.00 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Erode District, Assistant Director, District Town and Country Planning Department, ROC No. YMNNOOKL/2025/TCP Date: 09.09.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 284/2025, 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.
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. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.10.06 12:42:42