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Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 6/22/24 3:58 PM

From:

Village Panchayat

MUTHUGOUNDAMPALAYAM

To :

Thiru.Siddharth
151-Ram Nagar,
Erode.

Online Application Number: ANNJ6IU0

Sir/ Madam,

Sub :

Residential Layout Approval - Erode District - Modakkurichi Taluk -Nanjai Uthukuli A Village - Muthugoundenpalayam panchayat - R.S.No. 72/1B- 6476.00 Sq.M (1.60 acres) - Final Planning permission issued - Reg.

Ref :

1. Applicants Thiru. Siddharth Online application No ANNJ6IU0 Dated:26.11.2023.
2. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: ANNJ6IU0/2024/TCP, Dated:04.01.2024.
4. Muthugoundenpalayam panchayat Resolution No.116/14.06.2024.

Body:

Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 72/1B- 6476.00 Sq.M (1.60 acres) 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.07/2024. dated on 04/01/2024 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.

3.Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like drains has been provided as per the standards specified by the local Body. Public Space 'A' area of 36.60 sq.m and Roads area of 1807.76 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 10468/2023 dated: 28.12.2023 & Public Space 'B" area of 36.60 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 10467/2023 dated: 28.12.2023 Documents are registered at the Avalpoondurai Sub registrar Office.

4. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.43,916/- (Rupees Forty Three Thousand Nine Hundred and Sixteen Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240315005650 Dated: 15.03.2024 and the bank Receipt has been handed over to the Muthugoundenpalayam Panchayat by the Applicant.

5.The fees/charges collected from the applicant are as follows:

Layout approval fees : 30,000/- Dt.30.05.2024

Layout inspection fees : 2,000/- Dt.30.05.2024

Therefore, Subject to Specific Conditions, Erode District, Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 72/1B- 6476.00 Sq.M (1.60 acres) of 'Sri Amman Garden', It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. ANNJ6IU0/2024/TCP, Dated:04.01.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No.07/2024.
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.

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

11. 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.
12. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.
13. 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.
14.Details of allotments of plots for which technical approval has been granted:

1) Plot area : 1.60 acres or 6476.00 sq.m.
2) No of plots : 27
3) Area of Road : 1807.76 sq.m
4) Public use (Local body) : 36.60 sq.m
5) Public use (TANGEDCO) : 36.60 sq.m
6) OSR : 466.82 Sq.m (Government guideline value amount has been paid by the applicant.)

Thousand Thirty Six Only) has been paid by the Applicant, Receipt No: 2023122918692, Transaction ID:9775676769537 Dated: 29.12.2023 and the bank Receipt has been handed over to the Muthugoundenpalayam Panchayat by the Applicant.

Thiru.R.Vijayalakshmi
President,
Muthugoundenpalayam panchayat.

Copy to:
1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode – 638009
2. The Sub Registrar, Office of the Sub Registrar, Avalpoondurai.
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), Modakkuruchi Union Office, Modakkuruchi.
6. Panchayat Secretary, Muthugoundenpalayam Panchayat office, Muthugoundenpalayam Panchayat Union.

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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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