Layout Application - Final Approval Letter

Roc No: MDK/KUL/02/24-25 Date: 7/20/24 4:44 PM

From:

Village Panchayat

KULUR

To :

Mr. Gautam chand bothra, 7, Ottukara chinnaya Street, Karungalpalayam,Erode,Erode-638003

Online Application Number: FSM29KDR

Sir/ Madam,

Sub :

Erode District, Modakurichi Panchayat Union, Kulur Panchayat, Thuyyampoondurai C Village , R.S.F.No:1427/2 - 1.05 Acre or 4250.00 sqm extent granted Technical Clearance by Assistant Director (Incharge), District Town and Country Planning Department (Planning Permission), Erode District, ROC No: FSM29KDR/2023/TCP Dated:07.12.2023 and Technical clearance Residential Layout approval No. SWP/ DTCP/ERODE/ LAYOUT APPROVAL No:509/2023 Seeking approval of the Council to grant final approval subject to specified conditions.

Ref :

1.Applicant Mr. Gautam chand bothra, online Application No:FSM29KDR Date:18.10.2023
2.Letter no. 13686/201T/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter no. 12201/201T/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4.G.O.79, Housing and Urban Development Depanment, Dated: 04.05.2017
5.ROC No from Deputy Director of Town and Country Planning Depanment (Planning Permission), Erode, ROC No: FSM29KDR/2023/TCP, Dated:07.12.2023
6.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 509/2023 Dated: 07.12.2023

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, Modakurichi Panchayat Union,kulur Thuyyampoondurai c Village and Panchayat , R.S.F.No:1427/2 1.05 Acre or 4250.00 sqm extent 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: 509/2023 dated on07.12.2023 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 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 23.44 sq.m and Roads area of 1607.10 sq.m are donated to the Kulur Panchayat with the document no: 9817/2023 dated: 04.12.2023 registered at the Avalpoondurai Sub registrar Office.

3.According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.15,400/- (Rupees Fifteen Thousand Four hundred Only) has been paid by the Applicant towards E-Challan, Receipt No:20240710003172 Dated: 10.07.2024 and the bank Receipt has been handed over to the Kulur Panchayat by the Applicant.

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

Layout approval fees :24500/- Dt.19.07.2024

Therefore, Subject to Specific Conditions, Erode District, Modakurichi Panchayat Union,Kulur Thuyyampoondurai "c" Village and Kulur Panchayat , R.S.F.No1427/2 1.05 Acre or 4250.00 sqm extent.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. FSM29KDR /2023/TCP, Dated: 07.12.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:SWP/DTCP/ ERODE/LAYOUT APPROVAL No: 509/2023 dated on07.12.2023

2.All the Special conditions mentioned must be strictly followed.

3.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.

4.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

5.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

6.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.

7.Every plot deed registration should be accompanied by a copy of this layout approval map.

8.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.

9.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

10. 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.

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

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

1. Plot Area = 4250.00 Sq.mt
2. Road Area = 1607.10 Sq.mt
3. No of Plots = 22 Nos
4. Public use (Local body) Area = 23.44 Sq.mt
5. Public use (TANGE DCO) Area = 29.45 Sq.mt
6. Park Area = 264.29 Sq.mt (Government guideline value amount has been paid by the applicant)

President,

Kulur village panchayat.

To,

Mr.Goutham Chand bothra

7,Ottukara Chinnaya Street,

Karungalpalayam,
Erode.

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) Modakurichi.
5.Block Development Officer (Rural Panchayat), Modakurichi Union Office,Kulur Village.
6.Panchayat Secretary,Kulur Village Panchayat office, Modakurichi Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.07.20 16:44:12