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Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 10/8/24 4:44 PM

From:

Village Panchayat

PACHAMPALAYAM

To :

Mr, M/s. Senthur Velavan Nagar by its Partners 1.Allimuthu 2. R.Mahendran, 3.K.Sengodan, 4.K.Venkatesan, 5.M.Kasthuri, 6.A.Saraswathi ,1029D Bhavanai Main Road, Bhaavani, Erode - 638301

Online Application Number:

98FS9ZNV

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F.No: 249/3B1B2, 3B1C, 3B2, 251/3A, 9B, 10A, 11B, 12B, 13B, 16A – Pachampalayam village – Pachampalayam Panchayat - Anthiyur Taluk - Erode District - 4.2125 acre or 17054.00 sqm Extent Technical clearance issued - forwarded for further action - Reg

Ref :

1. Applicant M/s. Senthur Velavan Nagar by its Partners 1.Thiru. Allimuthu 2. Thiru R.Mahendran, 3. Thiru K.sengodan, 4 Thiru K.Venkatesan5. Thirumathi M. Kasthuri 6.Thirumathi A.Saraswathi Application no 98FS9ZNV
Date: 05.04.2024
2. Road Pattern approved by District town country planning Office Erode
date:17.04.2024
3. Letter no. C3/706/2024/ (31.01.2024), JOIN DIRECTOR Agriculture department erode district.
4. Letter no. 19799/2020, dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5. Applicant M/s. Senthur Velavan Nagar by its Partners 1.Thiru. Allimuthu 2. Thiru R.Mahendran, 3. Thiru K.sengodan, 4 Thiru K.Venkatesan 5. Thirumathi M.Kasthuri 6.Thirumathi A.Saraswathi giftdeed uploaded date 26.04.2024
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.138, Housing and Urban Development Department, Dated:04.06.2017

8. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, ROC NO:98FS9ZNV/2024/TCP Dated: 03.05.2024
9. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 122/2024
10. Pachampalayam Panchayat Resolution No: 16/2024-2025, Dated:07.10.2024

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Erode District, issued to Erode district, Anthiyur Panchayat Union, Pachampalayam Panchayat and Village at S.F.No: 249/3B1B2,3B1C, 3B2,251/3A,9B,10A,11B,12B,13B, 16A Of, 4.2125 Acre or 17054 sq.m 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. ROC No:98FS9ZNV/2024/TCP/03.05.2024 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 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 , necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 67.10 sq.m and road area space 4947.35 and park use 1329.45 sqm donated to the Pachampalayam Panchayat with the document no: 1571/2024 dated: 23.04.2024 registered at the Anthiyur Sub registrar Office.TANGEDCO Public Space area of 65.00 sq.m donated to the Pachampalayam Panchayat with the Document no 1572/2024 dated 23.04.2024 Registered at the Anthiyur sub registered documents are handover to Pachampalayam Panchayat Office
3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs. 67400/- (Rupees Thirty Three thousand two hundred fourty nine Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240924025044 Dated: 24.09.2024 and the bank Receipt has been handed over to the Pachampalayam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Anthiyur Panchayat Union, Pachampalayam Village Panchayat, and village S.F No: S.F.No: 249/3B1B2,3B1C, 3B2,251/3A,9B,10A,11B,12B,13B,16A Of, 4.2125 Acre or 17054 sq.m extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director (Incharge), District Town and Country Planning Department, ROC No 98FS9ZNV/2024/TCP, Dated: 03.05.2024
2. Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 122/2024, 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.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

The President,
Pachampalayam panchayat,
Anthiyur panchayat Union,
Erodt District

Copy to:

1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,
Sampath Nagar, Erode District, Erode - 638009
2. The SubRegistrar, Office of the SubRegistrar, Anthiyur
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), Anthiyur Union Office, Anthiyur
6. Panchayat Secretary, Pachampalayam Panchayat office, Anthiyur Panchayat Union.
7. Others – 2



Village

Signature valid

Signed by: Village Panchayat President
Location: Erode
Date: 2024.10.08 16:44:28





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