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Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 11/23/24 6:08 PM

From:

Village Panchayat

OLALAKOIL

To :

Thiru.K.Kondappan,
Door No.12 Silla thottam,
Rakkiyagounden pudhur,
Neruperichal, Tirupur north Taluk,
Tirupur – 641602.

Online Application Number: 784YEJ6A

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Nambiyur Taluk, Olalakoil Village & Panchayat acknowledging and Approving in S.F.No.84/2B extent of 13279.00 Sqm (3.28 Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1. Application Reference No. 784YEJ6A Received through Single Window Portal from Thiru. K.Kondappan , Dated 01.12.2023.

2. Road Pattern Plan approved by the District Town and country planning Office, Erode , Dated 19.12.2023.

03. G.O.No.79, Housung and Urban Development Department, Dated.04.05.2017

04. Letter No.A4/9087/2023(66), Dated 29.11.2023.of of Joint Director, Agri department, Erode District.

05. Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

06. G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.

07. Town and country planning Department (Planning Permission) Erode Roc No : 784YEJ6A/2023/TCP, Date: 30.12.2023.

8. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/Erode/ Layout Approval No.537/2023 Dated: 30.12.2023.

9. Resolution Copy No. 42/2024-25 Date: 18.11.2024.

Body:

Body:

Proceeding for Erode District, Nambiyur Taluk, Olalakoil Panchayat President Thirumathi. P.Vasanthi.

ORDER :

1.In the letter from the Town and Country Planning Department, Erode District, issued to Nambiyur union, Olalakoil Village & Panchayat. S.F.No.84/2B extent of 13279.00 Sqm (3.28Acre) 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.537/2023 dated on 30.12.2023.subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from theTown 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 102 Sq.m and Roads area of 3129.28 Sq.m are donated to the Olalakoil Panchayat with the Document No.6841/2023 Dated.26.12.2023 registered at the Kunnathur Sub Registrar Office.

3. According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.72,000/- (Seventy Two Thousand Rupees Only) Has Been Paid By The Applicant Towards Bank Of Baroda, E-Challan Number 20241121047295 Dated 21.11.2024 and the bank Receipt has been handover to the Olalakoil Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.72000/- Dated 21.11.2024.
Layout inspection Fees : Rs.2000/- Dated 23.11.2024.

Therefore, Subject to Specific Conditions, Erode District, Nambiyur Taluk, Olalakoil Village & Panchayat S.F.No.84/2B extent of 13729.00 Sqm (3.28 Acre) extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1. Erode District Town and Country Planning Department (Planning Permission) Roc No : Roc No : 784YEJ6A/2023/TCP, Date: 30.12.2023 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/ERODE/ Layout Approval No. 537/2023. 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 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 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 handover to the local body id not permitted.

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

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

1) Plot area : 3.28 Acres (0r) 13279.00 Sq.m
2) No of Plots : 43
3) Area of Road : 3129.28 Sq.m
4) Puplic use (Local body) : 51.00 Sq.m
5) Public use (TANGEDCO) : 51.00 Sq.m
6) Park area : 1074.30 Sq.m

President
Olalakoil panchayat

To
Thiru.K.Kondappan,
Door No.12 Silla thottam,
Rakkiyagounden pudhur,
Neruperichal, Erode north Taluk,
Erode – 641602.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), Sampath Complex, Erode – 641601
2.The Sub Registrar, Office of the Sub Registrar,Kunnathur.

Village

Signature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.11.23 18:08:38



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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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We're honored to be part of your real estate journey

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