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Layout Application - Final Approval Letter

Roc No: ERD/STM/IKK/LAYOUT/02/2024/2025

Date: 3/26/25 3:38 PM

From:

Village Panchayat

IKKARAINAGAMAM

To :

S.MOHAN
15C9,THUNDUKADU,
VEDIYARASAMPALAYAM,
PALLIPALAYAM AGRAHARAM,
NAMAKKAL - 638008

Online Application Number: DXCYIN8Z

Sir/ Madam,

Sub :

LAYOUT FINAL APPROVAL REGARDING

Ref :

APPLICATION NUMBER DXCYIN8Z/2024/TCP DATED 03.04.2024

Body:

From:
Village Panchayat

Ikkarainegamam

To :

Thiru.Mr.S.Mohan,
15C9 Thundukkadu
Vediyarasampalayam,
Pallipalayam, Agraharam,
Namakkal– 638 008.

Online Application Number: DXCYIN82

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of the Erode District Town and Country Planning - R.S.F.No:280/3B2, Ikkarainegamam village & Panchayat– Sathyamangalam Taluk - Erode District – 1.00 Acre or 4050.00sqm Extent -Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicant Thiru. S.Mohan, Online application No.DXCYIN82/2024/TCPDated: 03.01.2024.
2. District Town and country planning Office, Erode, letter dated:03.04.2024
3. Letter No.10787/2023(36), Dated.28.12.2023 of Joint Director, Agriculture department, Erode District
4. LetterRoc.No.19799/2020,Dated:24.12.2020ofDirectorofTownandCountryPlanning,Chennai (Circular)
5. G.O.138,HousingandUrbanDevelopmentDepartment,Dated:04.06.2004 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 DepartmentofMunicipalAdministrationandWaterSupply,dated:31.01.2020andG.O.181,Housingand Urban Development Department, Dated: 09.12.2020
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10. GovernmentLetterNo.19113/Nov4(3)/2017-1,HousingandUrbanDevelopment Department, Dated: 30.08.2017.
11. Letterno.13686/2017/LA1,Dated:08.09.2017 of CommissionerofTownandCountryPlanning, Chennai (Circular).
12. LetterRocNo.320/2022/TCP3,Dated:07.01.2022 of DirectorofTownandCountryPlanning,Chennai. (Circular).
13. LetterRocNo.4367/2019/TCP2,Dated:14.08.2021 of DirectorofTownandCountryPlanning, Chennai (Circular)
14. Ikkarainegamam Panchayat Resolution Number: 410/2024

deeds as per the Government orders and Circulars under references 2 to 6 cited above.

2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purposebegiftedbytheapplicant(s)andgiftdeedberegisteredinthenameoftheauthoritiesconcerned viz. Local body/TANGEDCO.

3. Youaretherefore,requestedtohandovertheroadspace,andthePublicPurpose-Asite(reservedlocal body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed. Road area and Public Purpose-A(Local body) Gift deed document no.1926/2024 Date:19.03.2024 Public Purpose-B(TANGEDCO) Gift deed document no. 1927/2024 Date: 19.03.2024

4. Onreceiptoftheregisteredgiftdeedinoriginalandonreceiptrequisitefees,theapprovedplanwillbe sent to the local body for Sanctioning of the layout with a copy marked to applicant.

5. Thefees/chargescollectedfromtheapplicantareasfollows: Layout approval fees:20000/- Dt. 21/12/2024

Layoutinspectionfees:1000/-Dt.21/12/2024

Land Conversion charges: 88300/- Dt. 28/06/2024

Therefore, Subject to Specific Conditions, Erode District, SathyamangalamTaluk, IkkarainegamamPanchayat, IkkarainegamamVillage, R.S.F.No: 280/3B2 extent of 1.000 Acre or 4050.00Sq.M.It is hereby orderedtograntApprovalfortheabovementionedResidentialLayout.

Conditions:

1. ErodeDistrict,DeputyDirector(Incharge),DistrictTownandCountryPlanningDepartment,ROCNo:

2) No of plots :19
3) Area of Road :1379.77 Sq.m
4) Public use (Local body):27.68 Sq.m
5) Public use (TANGEDCO):30.27 Sq.m
6) Park area : 267.02Sq.m(Government guideline value amount has been paid by the applicant.)

Special Officer,
Ikkarainegamam panchayat.

Copy to:
1. DeputyDirector(Incharge),TownandCountryPlanningDepartment(PlanningPermission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.
2. The Sub Registrar, Office of the Sub Registrar, Sathyamangalam.

Village

Signature valid
Signed by: Village Panchayat President
Location:Erode
Date:2025.03.26 15:38:25



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Legal & Documentation Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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