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Layout Application - Final Approval Letter



Roc No: 94/2024-2025

Date: 1/27/25 4:40 PM

From:

Village Panchayat

KONTHALAM

To :

Thiru.Muruganandham P,
15A, Karuppana Gounder Street,
Ganapathipalayam,
Kodumudi,
Erode,638151

Online Application Number:

699EAKOE

Sir/ Madam,

Sub :

Sub: Residential Layout - Office of the Erode District Town and Country Planning S.F.No:- 451/1B1 in Kondalam 'B' Village – Kondalam Panchayat – Kodumudi Taluk - Erode District – 0.5827 Acre (or) 2359.0 sqm Extent Technical clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg

Ref :

1. Applicants Thiru.P.Muruganandham, Online application No. 699EAKOE Dated: 23.10.2024.
2. Road pattern plan approved by the District Town and country planning office, Erode, dated: 05.11.2024.
3. Applicants Thiru.P.Muruganandham gift deed uploaded Dated:07.11.2024.(Gift deed document No.Local body Doc no.2480/2024 Dt.06.11.2024 and TANGEDCO Doc no . 2681/2024 Dt.06.11.2024.
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
7. ROC No from Assistant Director of Town and Country Planning Department Planning Permission), Erode, 699EAKOE/2024/TCP Date: 08.11.2024
8. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 331/2024
9. Konthalam Panchayat Resolution No: 94/2024-2025, Dated:02.01.2025.

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Erode District, issued to Erode district, Kodumudi Taluk, Kodumudi Panchayat Union, Konthalam Panchayat and 'B' Village at S.F.No: 451/1B1 of, 0.5827 Acre (or) 2359.0 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.331/2024 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 Onsite 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 163.06 sq.m and road area space 728.32 sqm donated to the Konthalam Panchayat with the document no: 2480/2024 dated: 06.11.2024 registered at the Sivagiri Sub registrar Office. TANGEDCO Public Space area of 12.45 sq.m donated to the Konthalam Panchayat with the Document no 2481/2024 dated 06.11.2024 Registered at the Sivagiri sub registered documents are handover to Konthalam Panchayat Office

3. According to the ordinance in, 3% Market Value fee for Residential Layout Plot of Rs. 9615/- (Rupees Nine Thousand Six Hundred and Fifteen Only) has been paid by the Applicant towards Indian Overseas Bank, Receipt No: 20241230012309 Dated: 30.12.2024 and the bank Receipt has been handed over to the Konthalam Panchayat by the Applicant. Therefore, Subject to Specific Conditions, Erode District, Kodumudi Panchayat Union, Konthalam Village Panchayat and 'B' village S.F.No: 451/1B1 of, 0.5827 Acre (or) 2359.0 sqm extent, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Assistant Director, District Town and Country Planning Department, ROC No. 699EAKOE/2024/TCP Date: 08.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-331/2024, 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 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. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Village

Signature valid

Signed by: Village Panchayat President
Location: Erode
Date: 2025.01.27 16:40:55





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