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Layout Application - Final Approval Letter

Roc No: 204/2024 Date: 5/2/25 5:39 PM

From:

Executive officer

182/75, Sathy Bhavani Main Road Salangapalayam Bhavani Taluk Erode District 638455

To :

Thiru.R.Sumathi, W/o.Ramesh, 3/3, Kannapuram Road, Puduvelliyampalayam, Nathakkaadaiyur Kangeyam Taluk Tiruppur District

Online Application Number: Q9B0F0D0

Sir/ Madam,

Sub :

Residential Layout - Erode District - Salangapalayam Town Panchayat - Ward No.10, Ayyanvalasu S.F.No.699/2C1 2.00 acres or 8094.00 Sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Salangapalayam Town Panchayat

Ref :

1. Tmt.R.Sumathi, W/o.Ramesh 3/3, Puduvelliyampalayam, Tiruppur her (Online) Application No.Q9B0F0D0 Dated: 11.11.2024
2. Proceeding of Erode Joint Director of Town and Country Planning Roc No. Q980F0D0/2024/TCP Dated: 08.11.2024
3. Executive Officer Site Inspection Date:13.11.2024
4. Junior Assistant, Jambai Town Panchayat Group Roc No.204/2024 Date:22.04.2025 and certificate Date:28.04.2025
5. Salangapalayam Town Panchayat Resolution No.44/2025, Date:30.04.2025
5. Other Relating Documents

Body:

Erode District, Salangapalayam Town Panchayat, Ward No.10, Ayyanvalasu S.F.No.699/2C1 of 2.00 acres or 8094.00 Sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Tmt.R.Sumathi, 3/3, Puduvelliyampalayam, Tiruppur applied through the website, and according to the letter of the Joint Director of District Urban

Development Office, Erode, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Joint Director of Erode Ward No.10 Ayyanvalasu S.F.No.699/2C1 2.00 acres or 8094.00 Sq.m. Technical approval has been given for dividing the plot into 34 plots in the area, Technical approval has been given by the Joint Director of Erode District Urban Development to construct the Town Panchayat road as an access road to the Layout division. Borough Council Resolution No.44/2025, Dt:30.04.2025 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the Residential plot subject to the following conditions for which the above technical approval (SWP/DTCP/ERODE/LAYOUT APPROVAL No.330/2024) has been given

conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.
2. Any land owned by the Municipal Corporation and other Government Departments shall not be included in this plot.
3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.
4. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.
5. Conditions mentioned in the allotment letter should be followed.
6. Further action is requested to be taken as mentioned in the Government order found in the annexure.
7. In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.
8. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.
9. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it. No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.
10. Do not level the ground more than required for footing, repair landslides, dig up soil from the plot and create ditches and pits.
11. The petitioner should obtain approval from the concerned Local Administrative Officer for the plot. Before construction of buildings on the land in the subdivision, permission for each building must be obtained from the local authority.
12. Ordinance no. 71. Rural Development Department Day. Based on the notification dated 16.06.2003 Ordinance no. 134, Municipal Administration and Drinking Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.
13. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.
14. A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.
15. All the Conditions should be followed as per order of Roc.Q9B0F0D0/2024/TCP, Dated:08.11.2024 of Joint Director of Erode District Town and Country Planning.

Attachment: Erode District.

1) Approved Plot Map - 1
2) District Town Planning Deputy Director Plot Condition Copy – 1.

Validity unknownSignature valid

Signed by: Executive Officer
Location:Erode
Date:2025.05.02 17:39:03

Executive officer



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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

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