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Layout Application - Final Approval Letter

Roc No: 03/2024-2025

Date: 11/15/24 5:42 PM

From:

Village Panchayat

Kavundachipalayam

To :

JEYLAKSHME
S.F.no269/7A1A,,,
Kavundachipalayam,Perundurai,
Erode,638112

Online Application Number: CMZXK3H4

Sir/ Madam,

Sub :

Residential Layout - Erode District Perundurai TK, Chennimalai Union Kavundachipalayam Village Panchayat
SF.No.269/7A1A of 0.7580 acres or 3069 sq.m. Residential planning approval has been granted for the proposed residential Layout
in the area. Regarding final approval by Kavundachipalayam Village Panchayat

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Residential Layout - Erode District Perundurai TK, Chennimalai Union Kavundachipalayam Village Panchayat
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in the area. Regarding final approval by Kavundachipalayam Village Panchayat

Body:

1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of0.7580 Acre or 3069.00 Sq.m in the land bearing S.F.No:269/7A1A in Kavundachipalayam Village, Kavundachipalayam Panchayat, Chennimalai Union, Perundurai Taluk, Erode District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the

respective authorities through gift 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 purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.

3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local 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, Park Area and Public Purpose-A(Local body) Gift deed document no.3469/2024 Date:11.06.2024, Public Purpose-B (TANGEDCO) Gift deed document no.3470/2024Date: 11.06.2024.

4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.

5. The fees/charges collected from the applicant are as follows:

Layout approval fees : 8,000/- Dt.31/08/2024

Layout inspection fees : 1000/- Dt.21/08/2024

Therefore, Subject to Specific Conditions, Erode District, Perundurai Taluk, Kavundachipalayam Panchayat, Kavundachipalayam Village S.F.No:269/7A1A extent of 0.7580 Acre or 3069.00 Sq.M. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: CMZXK3H4/2024/TCPDated: 11/05/2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 176/2024

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.

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

11. Applicant should obtain permission from the concerned The special officer/President of Kavundachipalayam Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

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

1) Plot area : 3069.00 Sq.m

2) No of plots : 08

President,
Kavundachipalayam Panchayat.

Copy to:
1. Deputy Director , Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, Erode – 638011.
2. The Sub Registrar, Office of the Sub Registrar,Perundurai.
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), ModakurichiUnion Office, Kavundachipalayam Panchayat
6. Panchayat Secretary, Kavundachipalayam Panchayat office, Chennimalai Union.

Village

Signature valid
Signed by: Village Panchayat President
Location:Erode
Date:2024.11.15 17:42:48

கவுண்டிச்சிபாளையம் ..... ஊராட்சி மன்றம்

கூட்ட நடவடிக்கைகளின் நகல்

20.24 -ம் ஆண்டு அக்டோபர் மாதம் 28.10.24 நாள் திங்கள் கிழமை

காலை/~~மாலை~~ 11.00 மணிக்கு கவுண்டிச்சிபாளையம் ஊராட்சி மன்ற அலுவலகத்தில் நடைபெற்ற மேற்படி ஊராட்சியின் சாதாரண/~~அவசர~~/~~சிறப்புக்~~ கூட்ட நடவடிக்கை நகல்

முன்னிலை : திரு. P. சிவிகர்,

தலைவர் உட்பட கலந்து கொண்டவர்களின் எண்ணிக்கை : -10-

பொருள்	தீர்மானம்
பொருள்: 14 ஊராட்சிக்குட்பட்ட 4துவலசு குக்கிராம் கவுண்டிச்சி-பாளையம் ஆ கிராமம் ரி.ச. எண்: 269/7A1A-ல் வீட்டுமனை எண்: 1608 (அ) 3069. ச.மீ பரப்பளவு இடத்தில் அமைக்கப்பட்டுள்ள உத்தேச மனைப்பிரிவு மாவட்ட நகர ஊரமைப்பு கணை கிடுக்குமர் அலுவலகம் ஈரோடு ந.க. எண்: CMZXK 3H4/2024, TCP. நாள்: 12.6.2024 மனைபிரிவு ஒப்புதல் வழங்க உத்தேச சாலை கழிவு நீர் குடை நல்லமுறையில் அமைக்கப்பட்டுள்ளது. கிடுமனை பிரிவில் 1608 மனைகள் அங்கீகரிக்கும் விசயம்	தீர்மான எண்: 149/2024 அங்கீகரிக்கப்பட்டது.

P. சிவிகர்

தலைவர்
கவுண்டிச்சிபாளையம் ஊராட்சி

(உண்மை நகல்)
(ஒப்பம்)

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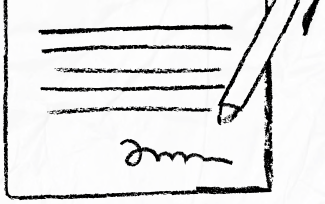

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