Layout Application - Final Approval Letter

Roc No: Roc. No.88/2024 Date: 7/26/24 6:01 PM

From:

Executive officer

109, South Street, Avalpoondurai, Erode - 638115

To :

Mr.Ravindran and Mr.Varun, 95, Rani Street, Sampath Nagar, Erode Collectorate, Erode -638 011.

Online Application Number: 7AIS47GF

Sir/ Madam,

Sub :

Residential Layout - Erode District, Modakkurichi Taluk, Avalpoondurai Town Panchayat, Avalpoondurai "A" Village, Ward No.7, Bharathi Street, R.S.F.No.497/1 of 2.09 acres or 8450sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Avalpoondurai Town Panchayat

Ref :

1.Mr.Ravindran and Mr.Varun, 95, Rani Street, Sampath Nagar, Erode Collectorate, Erode-638011. theirs (Online) Application No.7AIS47GF/2024/TCP, Dated:12.02.2024.
2.Proceeding of Erode District Deputy Director of Town and Country Planning Roc No.BF6S6IM5/2023/TCP, Dated: 11.03.2024.
3.Gift deed to Avalpoondurai Town Panchayat as Register No.1/1756/2024, Dt:02.03.2024 at Avalpoondurai Register Office
4.Gift deed to TANGEDCO as Register No.1/1757/2024, Dt:02.03.2024 at Avalpoondurai Register Office
5.Proceeding of Erode District Deputy Director of Town and Country Planning Roc No.BF6S6IM5/2023/TCP, Dated: 23.02.2024.
6.Avalpoondurai Town Panchayat Resolution No.53/2024, Date:28.02.2024
7.Other Relating Documents.

Body:

Order

Erode District, Avalpoondurai Taluk, Avalpoondurai Town Panchayat, Avalpoondurai "A" Village, Ward No.7, Bharathi Street, R.S.F.No.497/1 of 2.09 acres or 8450sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr.Ravindran and Varun, 95, Rani Street, Sampath Nagar, Erode Collectorate, Erode-638011 theirs (Online) Application No.7AIS47GF/2024/TCP, Dated:12.02.2024. applied through the website, and according to the letter of the Deputy Director of Urban Development, 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 Deputy Director of Erode Urban Development Ward No.7, Bharathi Street, R.S.F.No.497/1 of 2.09 acres or 8450sq.m. Technical Approval No.SWP/DTCP/ERODE/LAYOUT APPROVAL NO:63/2024 has been given for dividing the plot into 34 plots in the area, and the road and public allotment have been handed over to the Avalpoondurai Town Panchayat in this plot. Borough Council Resolution No.53/2024, Date:28.02.2024 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 plot subject to the following conditions for which the above technical approval 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 include in this plot.

3.Owners shall act in accordance with the instructions given by the Executive Officer from time to time.

4.To maintain constructed roads and storm water drains at his own expense for five years.

5.In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.

6.There shall be no encroachment on the public allotment land and roads which have been donated to the Avalpoondurai Town Panchayat in the Avalpoondurai Registrar's office. The transferred public utility spaces should be handed over to the municipality.

7.To replace the low voltage transmission line passing through the plot in the course of the road at their own cost.

8.Conditions mentioned in the allotment letter should be followed.

9.Further action is requested to be taken as mentioned in the Government order found in the annexure.

10.Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.

11.In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.

12.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.

13.The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.

14.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.

15.Streets shown on the approved map shall have building limits as shown on the map. 1.5 meters (5 feet) for 12 meters (40 feet) and 15 meters (50 feet) wide for roads between 7 meters (23 feet) and 9 meters (30 feet) wide for roads between 24 meters (80 feet) wide and above The building boundary should be 6 meters (20 feet). As per the municipal building rules, no building or wall shall be constructed on the land within the boundary of the plot and the building limit, 1.8 m (6 feet) from the highest level of the street and not exceeding 2.4 m (8 feet) in height as per the district municipal building rules.

19.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.

20.A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.

21.All the Conditions should be followed as per order of Roc No.BF6S6IM5/2023/TCP, Dated: 11.03.2024. of Deputy Director of Erode District Town and Country Planning.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.07.26 18:01:02