Layout Application - Final Approval Letter

Roc No: 03/2025-2026/LA/GPM

Date: 1/20/26 3:46 PM

From:

Village Panchayat

GANAPATHIPALAYAM

To :

Thiru.A.Palanisamy and Three Others
D No-9/159 Mettuparai ,
Sampathampalayam,
Kangayam,
Tiruppur-641604,

Online Application Number: HJQS1SI4

Sir/ Madam,

Sub :

Residential Layout - Erode District Town and Country Planning office -S.F.No:- 641/4A2 in Punjai Kalamangalam 'B' Village Ganapathipalayam Panchayat - Modakuruchi Taluk - Erode District - 3.75 Acre (or) 15182.0 sqm Extent - Technical clearance issued by Joint Director / Deputy Director / Assistant Director – Final Approval orders Issuing - reg.

Ref :

1) .Applicants Thiru.A.Palanisamy and Three Others Online application No. HJQS1SI4 Dated:24.09.2025
2) Road pattern plan approved by Directorate of Town and Country Planning Chennai, dated: 13.10.2025.
3) .Applicants Thiru.A.Palanisamy and Three Others gift deed uploaded Dated:27.10.2025 (Gift deed document No.Local body Doc No-:2964/2025 Dt.24.10.2025 TANGEDCO Doc No - 2965/2025 Dt.24.10.2025)
4) Proceeding of the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode ROC No. HJQS1SI4/2025/TCP, dated: 14/11/2025
5) The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned Layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No.356/2025.
6)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
7)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning,

Chennai (Circular)
8)G.O.138, Housing and Urban Development Department, Dated:04.06.2004
9)G.O.79, Housing and Urban Development Department, Dated:04.05.2017
10)G.O.181, Housing and Urban Development Department, Dated:09.12.2020
11)G.O.141, Housing and Urban Development Department, Dated:16.07.2022
12)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
13)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
14) G.O.53, Housing and Urban Development Department, (UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024
15)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II (2)) Department Dt. 05.12.2024
16) Applicants Thiru.A.Palanisamy and Three Others Dated: 13.01.2026 (Payment of Layout approval Charges and Land conversion Charges)
17) Letter No. 4870/2024/PRI.MIS-1, dated 16.05.2025 of Commissioner of Rural Development and Panchayat Raj, Chennai (Circular)
18) Ganapathypalayam village Panchayat Resolution NO.18/2025-2026, Dated:20.01.2026
19) Assistant Engineer, Modakurichi Panchayat Union site inspection Dt. 13.01.2026
20) High Court of Chennai Writ Petitition No.40955/2025

Body:

1) The application seeking final approval of Planning Permission for the proposed formation of housing layout to an extent extent of 3.75 Acre (or) 15182.0 Sqm Extent in the land bearing S.F.No:- 641/4A2 in Punjai Kalamangalam 'B' Village, Ganapathypalayam Pancahayat, Modakurichi Taluk, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
2) According to the ordinance in the reference 3rd cited, A Public utility Space area of 63.27 Sq.m , 4471.30 Sq.m for road and 1104.43 Sqm Park area were donated to the Ganapathypalayam Panchayat with the Gift deed Local body Doc No. 2964/2025 Dt.24.10.2025 and TANGEDCO Doc No. 2965/2025 Dt.24.10.2025, registered in Surampatti Sub registrar Office.
3) The technical clearance/ concurrence/Planning Permission is issued to the mentioned layout by the Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode in the reference 4thcited vide his proceeding Roc. No. HJQS1SI4/2025/TCP, dated: 14/11/2025and The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as the Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/ LAYOUT APPROVAL No.356/2025
4) According to the ordinance in the reference 4th cited, its lying under the non planning area of Rural panchayat 3% of Market Value of land as land use conversion charges Rs.465300/- paid by the applicant vide online application No. HJQS1SI4 receipt No.20260113008347 dt.13.01.2026
5) As per reference to the 15 th cited it is necessary to levy development charges for Planning Area in rural panchayat, the securitizing fee of Rs.1000/- per plot Rs.73000/- has been collected for 73 numbers of plots. Rs.4000 as centage charges and Inspection charges of Rs.5000 and in the reference 14th cited, and Layout approval fees of Rs.326808/- (Rs.2/- per Sqf.) a total sum of Rs.408808/-has been paid by the applicant through online (Application No. . HJQS1SI4, dated 13.01.2026 Receipt No. 2026011354512).
6) 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 Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities has been provided as per the Standard specified.
7) The Panchayat council has given approval to issue the final approval for the above layout in the reference 18th cited with the Resolution 18/2025-2026, Dated:20.01.2026. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated in the Situated in the S.F.No:- 641/4A2 in Punjai Kalamangalam 'B' Village, Ganapathypalayam Pancahayat, Modakurichi Taluk , Erode District with an extent of 3.75 Acre (or) 15182.0 Sqm , with the following conditions.

Conditions: -:,
1) All the Special conditions mentioned in the Roc No. HJQS1SI4/2025/TCP, dated: 14/11/2025 Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department, (Planning Permission), Erode, must be strictly follows. 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. 73 plots only permitted. (Including EWS 19 Nos of Plots. (Plot No. 7-10, 33-39, and 47-54) 4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed. The EWS Plots should not be sub divisioned or merged 5. If any difference arises the Applicants has to pay the difference in rates of fees paid by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6. The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition of land layout approval and planning permission. 7. The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership. 8. The owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay estimate 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.The owners / developers shall not be allowed to construct the compound wall in the approach road area. 11. If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs.12. The final order the approval of the copy of permission/approval has been send to the Thasildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website. 13.The applicant should submit the application for Bulk Sub division and hand over to the panchayat office. 14. The Special Officer of Ganapathypalayam Village Panchayat has issued the final approval against the documents submitted by the applicant. This office has legally certified the title to the ownership by granting the final approval permission Only based on technical clearance obtained from Town and Country Planning Department, (Planning Permission) by the applicant and it is verified through the documents uploaded in the web portal. 15.The owners / developers shall be allowed reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 11th, and 12th cited above. 16. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions. 17. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court the Rural Development and Panchayat Raj Department is not the right organisation to decide this. 18) The Applicant should inform the buyer of the plot, to make necessary arrangements of providing Soak pit for grey water management 19) According to the out coming judgement of Chennai high court case No.WP.40955/2025, the final approval will be revised by the special Officer. 20) In case of any document found in false, the approval shall be canceled without any prior intimation to the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Special Officer/Block Development Officer(VP)
Ganapathypalayam Panchayat.

Copy to:

1). The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
2). Superintending Engineer, Electricity Distribution Circle, Tamilnadu generation and Distribution Corporation Ltd, Erode,
3)Joint Director/Deputy Director/Assistant Director, District Town and Country Planning Department (Planning Permission), Erode, Erode District, Erode - 638 011
4)The Sub Registrar Office of the Sub Registrar, Avalpoondurai
5) Assistant Director of Rural Development (Panchayat and Audit),South, Erode.
6) Assistant Director (Survey and Land Records), Erode.
7) Block Development Officer (Village Panchayat), Modakurichi Union Office, Modakurichi
8) Thasildhar, Modakkurichi Taluk, Modakurichi.
9)Panchayat Secretary, Ganapathypalayam Panchayat office, Modakurichi Panchayat Union.
10) Others–2

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2026.01.20 15:46:11