Layout Application - Final Approval Letter

Roc No: YOCQP526/2024/TCP

Date: 2/23/24 4:17 PM

From:

Village Panchayat

KONGARPALAYAM

To :

Thiru. L P DHARMALINGAM AND FIVE OTHERS
KOMBUPALLAM SATHY,
Kongarpalayam
Gobichettipalayam
Erode - 638401

Online Application Number: YOCQP526

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, T.N.Palayam Panchayat Union, Kongarpalayam Village Panchayat acknowledging and Approving in R.S.No: 342/2B, 2.20 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru.L.P.DHARMALINGAM AND FIVE OTHERS Application Date:18.01.2024
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter Roc No.320/2022/TCP3, dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: YOCQP526/2024/TCP, Dated:06.11.2023
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 15/2024 Dated: 18.01.2024

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, T.N.Palayam Panchayat Union, Kongarpalayam Village and Panchayat , R.S.No: 342/2B, of 2.20 acres 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. 15/2024 dated on 18.01.2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 On site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 37.10 sq.m and Roads area of 2344.58 sq.m are donated to the Kongarpalayam Panchayat with the document no: 69/2024 dated: 12.01.2024 registered at the T.N.Palayam Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.34000/- (Rupees Thirty Four Thousand Rupees Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20240219001781 Dated: 19.02.2024 and the bank Receipt has been handed over to the Kongarpalayam Panchayat by the Applicant.

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

Layout approval fees : 33000/- Dt.15.02.2024
Layout inspection fees :5000/- Dt. 15.02.2024

Therefore, Subject to Specific Conditions, Erode District, T.N.Palayam Panchayat Union, Kongarpalayam Village and Panchayat , R.S.No: 342/2B, of 2.20 acres extent of ''KONGU NAGAR. KONGARPALAYAM, It is hereby ordered to grant Approval forthe above mentioned Residential Layout.

Conditions:

1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. YOCQP526/ 2024/ TCP Dated: 18.01.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:
SWP/DTCP/ERODE/LAYOUT APPROVAL No- 15/2024
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.

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

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

1) Plot area : 2.20 acres or 8900.00 sq.m.
2) No of plots 33
3) Area of Road : 2344.58 sq.m
4) Public use (Local body) : 37.10 sq.m
5) Public use (TANGEDCO) : 35.60 sq.m
6) Park area : 655.54 Sq.m (Government guideline value amount has been paid by the applicant.)

President,
Kongarpalayam panchayat.

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009
2. The Sub Registrar, Office of the Sub Registrar, T.N.Palayam.
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), Gobichettipalayam.
5. Block Development Officer (Rural Panchayat), T.N.Palayam Union Office, T.N.Palayam
6. Panchayat Secretary, Kongarpalayam Panchayat office, T.N.Palayam Panchayat Union.
7. Others – 2

KONGARPALAYAM PANCHAYAT RESOLUTION COPY

On 20.02.2024 in the month of February 2024 Tuesday at 11.00 am the Ordinary meeting of Kongarpalayam panchayat members was held in the panchayat office Details of the actions taken in the meeting at that time as follows

President: Tmt. R.JANAKI as Panchayat President

13 Ward members including the Panchayat President

SUB: Erode District T.N.Palayam Panchayat Union, Kongarpalayam Panchayat Kongarpalayam “A” Village , KONGU NAGAR,KONGARPALAYAM, S.F.No: 342/2B extent 2.20 acres granted

Technical Clearance by Assistant Director (Incharge). District Town and Country Planning Department (Planning Permission) Erode District. ROC No. YOCQP526/ 2024/ TCP Dated: 18.01.2024 and Technical Clearance Residentials Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 15/2024 Dated: 06.11.2023. Seeking approval of the Council to grant final approval subject to specified condition. Resolution No: 44/-2024 is granted unanimously

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.02.23 16:17:18