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Layout Application - Final Approval Letter

Roc No: 93/2024

Date: 12/24/24 11:56 AM

From:

Executive officer

35,Main road .Kugalur

To :

N Arumugam and three others 25B Kanniga Parameshwari Extention Veerapandi,
2,Gobicgettipalayam Taluk,
Erode,

Online Application Number: L9AEGIOU

Sir/ Madam,

Sub :

Residential Layout - Office of the Erode District Town and Country Planning S.F.No: 709/3A & 709/4A-Kugalur 'A' village –Kugalur Town Panchayat- Gobichettipalayam Taluk - Erode District – 2.321/4 acre or 9405.0 sqm Extent Technical clearance issued - Planning Permission issued -Reg

Ref :

1.Applicants Mr.N.Arumugam and three others, Online application No L9AEGIOU Dated: 26/02/2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 13.03.2024.
3.Letter No.K.Dis.C3/1305/2024, Dated.22.02.2024 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Mr.N. Arumugam and three others giftdeed uploaded Dated:19.03.2024.(Gift deed document No.Local body Doc no
616 /2024
Dt.15.03.2024,TANGEDCO (Local body)Doc no.617/2024 Dt.15.032024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and

Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand payment Request Letter, Dated: 13.03.2024 & 19.03.2024.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Mr.N. Arumugam and three others Letter, Dated: 19.03.2024 & 20.03.2024 (Payment of Centage Fee, Display
Board Fee and Flag
Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporation areas: Collecting the
necessary
fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After
collecting the
necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the
applicant(s)
directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority
along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other
amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the
standards specified
by the local body.
2. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only
the
entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing
to
purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises
towards the
ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
3 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 the estimate cost to the local body. Concerned local body shall prescribe the standards for the
provisions of basic
infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure
developed by the
owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. 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 8th, 9th and 10th cited above.
4. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes
such as Local
body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing
the final
approval.
5. 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.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Erode
Date:2024.12.24 11:56:16



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Legal & Documentation Services

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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
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