Layout Application - Final Approval Letter

Roc No: ERD/BHAVANI/PERIYAPULIYUR/02/2025-2026

Date: 6/26/25 5:08 PM

From:

Village Panchayat

PERIYAPULIYUR

To :

Thiru. .MOHANASUNDARAM AND THREE MEMBERS
215,RAM NAGAR MUNUYAPPAN KOVIL STREET,
MANICKAMPALAYAM,
Erode,638004.

Online Application Number: K87RPKQX

Sir/ Madam,

Sub :

Residential Layout subdivision - Office of the Erode District Town and Country Planning -R.S.F.No:122 /7B,8A1 in Periyapuliyur Village,Periyapuliyur Panchayat – Bhavani Taluk - Erode District – .1.00 Acre or 4047.00 sqm Extent -
Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Thiru. MOHANASUNDARAM AND THREE MEMBERS
, Online application No. K87RPKQX/2025/TCP Dated: 10.01.2025
2.Road pattern plan approved by the District Town and country planning Office, Erode, letter dated:04.02.2025
3.Letter No.M.M.A1/12050/2024, Dated.21.12.2024 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.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
14. PERIYAPULIYUR Panchayat Resolution Number::23/2025 Date:25.05.2025

Body:

Order:
1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of 1.00 Acre or 4047.00 Sq.m in the land bearing R.S.F.No: 122/7B,8A1 in Periyapuliyur Village, Periyapuliyur Panchayat, Bhavani 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 and Public Purpose-A (Local body) Gift deed document no.975/2025 Date:13.02.2025, Public Purpose-B (TANGEDCO) Gift deed document no.974/2025 Date:13.02.2025.
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 fee : 65546 - Dt.11.06.2025
Layout inspection fees : 1500 - Dt.11.06.2025
Conversion charges : 87384 /- Dt.10.05.2025
Therefore, Subject to Specific Conditions, Erode District, Bhavani Taluk, PERIYAPULIYUR Panchayat, PERIYAPULIYUR Village, R.S.F.No: 122/7B,8A1 extent of 1.00 Acre or 4047.00Sq.M. "KALAI VELAN NAGAR " ,M G R NAGAR ,PERIYAPULIYUR 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: K87RPKQX/2025/TCP Dated: 05.03.2025.and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 60/2025
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 PERIYAPULIYUR 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 : 4047.00Sq.m
2) No of plots : 22
3) Area of Road : 1399.30 Sq.m
4) Public use (Local body) : 13.23Sq.m
5) Public use (TANGEDCO) : 31.74 Sq.m
6) Park area : 264.77 Sq.m (Government guideline value amount has been paid by the applicant.)

Thiru :G.KRISHNAMOORTHY

Special Officer,PERIYAPULIYUR PANCHAYAT.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind UlavarSanthai, Sampath Nagar, Erode District, Erode – 638011.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.06.26 17:08:09