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Layout Application - Final Approval Letter

Roc No: Roc No: 4/2024-2025/LA/Pudur

Date: 3/26/25 6:54 PM

From:

Village Panchayat

46 PUDUR

To :

Tmt. Kaushika Dhanapackiam Periyasamy
23/15, Pappan Thottam, Nochikattuvalasu,
46 Pudur Village,
Modakurichi Taluk,
Erode,638002

Online Application Number: 4VMDN3OJ

Sir/ Madam,

Sub :

Residential Layout –Erode District, Modakurichi Panchayat Union, 46 Pudur Village Panchayat–46 Pudur Village S.F.No:338/8B2B of 0.67 Acre (2713.0 Sq m) Extent Residential Plot Approving - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1)Applicants Tmt. Kaushika Dhanapackiam Periyasamy online Application No.4VMDN3OJ,Dated: 04.01.2025.
2)Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3)Letter No.19799/2020, dated:24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4)G.O.138, Housing and Urban Development Department,Dated:04.06.2004
5)G.O.79, Housing and Urban Development Department,Dated:04.05.2017
6)G.O.181, Housing and Urban Development Department,Dated:09.12.2020
7)G.O.141, Housing and Urban Development Department,Dated:16.07.2022
8)G.O.18, Department of Municipal Administration and Water supply Dt. 04.02.2019
9)G.O.16, Department of Municipal Administration and Water supply Dt. 31.01.2020
10)G.O.(Ms)180, Rural Development and Panchayat Raj (PR II(2)) Department Dt. 05.12.2024
11)ROC No. 4VMDN3OJ/2025/TCP from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, dated:14.02.2025
12)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.41/2025
13)46 Pudur Panchayat Resolution No:45/2024-2025, Dated: 17.03.2025
14)Assistant Engineer, Modakurichi panchayat union, site inspection dt.22.03.2025

Body:

Order

In the above reference cited in the 11, the Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the S.F.No:338/8B2B 46 Pudur panchayat, Erode District, Erode with an extent of of 0.67 Acre (2713.0 Sq m) vide his proceeding Roc No. 4VMDN3OJ/2025/TCP, Dt.14.02.2025 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL. No.41/2025 subject to special conditions and Technical Clearance from The Local Body / Authority. Letter received from the Assistant 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 Onsite 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 has been provided as per the Standard specified by the local Body. A Public utility Space area of 31.05 Sq.m and 786.6 Sq.m for road were donated to the 46 Pudur Panchayat with the gift deed document No: 1021/2025 dated 11.02.2025 registered in Avalpoondurai Sub registrar Office. According to the ordinance in the reference 5 cited, 3% of Market Value of land as land use conversion charges of Rs.33200/- (Rupees Thirty Three Thousand Two Hundred only) has been paid by the Applicant through State Bank of India, Receipt No:20250325002128 Dated: 25.03.2025 and the bank Receipt has been handed over to the 46 Pudur Panchayat by the Applicant. In the above reference 12 cited, as a non planning area the securitizing fee of Rs.1000/- per plot has been collected for 11 numbers of plots. Rs.11000 as securitizing charges and Inspection charges of Rs.5000 and In the reference 10th cited, Layout approval fees of Rs.41480/- (Rs.2/- per Sqf.) total sum of Rs. 57480/-has been paid by the applicant through online (Application No. 4VMDN3OJ, dated 25-03-2025). The above reference cited in 13th The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No:45/2024-2025, Dated:17.03.2025.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:338/8B2B 46 Pudur panchayat, Erode District, Erode with an extent of of 0.67 Acre (2713.0 Sq m) with the following conditions.

Conditions:-:,

1. All the Special conditions mentioned in the Roc No.4VMDN3OJ/2025/TCP, Dt.14.02.2025 Assistant Director (Incharge), 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. 4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed. 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

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.03.26 18:54:34



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