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Layout Application - Final Approval Letter

Roc No: ERD/MDK/TMP/04

Date: 10/23/24 11:49 AM

From:

Village Panchayat

THUYYAMPOONDURAI

To :

Mrs M Umaaheshwari And E Sakthivel

Online Application Number: XJ8IXFEY

Sir/ Madam,

Sub :

Layout - Erode District Town and Country Planning office – Erode District – Modakuruchi Taluk- Modakuruchi Union - Thuyyampoondurai panchayat Thuyyampoondurai 'A' Village – R.S.NO- 178/1B1,1A- 2.05Acres (or) 8303.00 Sq.M Extent - Layout Approval reg.

Ref :

1.The layout proposal received through online vide reference no. XJ8IXFEY
2.DTCP circular no. 24282/2005 LA2 dated 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019
4.G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
5.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
6.DTCP Circular no.19799/2020/T dated 24/12/2020
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

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 8303.00 Sq.m or 2.05Acres in the land bearing R.S.NO-178/1B1,1A Thuyyampoondurai 'A' Village, Thuyyampoondurai panchayat, Modakuruchi 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.

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 fees : 38000/- Dt.04/10/2024

Layout inspection fees : 1000/- Dt. 04/10/2024

Therefore, Subject to Specific Conditions, Erode District, Modakuruchi, Thuyyampoondurai Panchayat, Thuyyampoondurai 'A' Village, R.S.No.178/1B1,1A -2.05 Acres (or) 8303.00 Sq.M. Extent of '. Greens Village, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Erode District, Joint Director /Deputy Director/Asistance Director, Town and Country Planning Department, ROC No. XJ8IXFEY/2024/TCP Dated: 07.03.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 58/2024.

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 Thuyyampoondurai 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 : 8303.00sq.m

2) No of plots : 38No's

3) Area of Road : 2168.95 sq.m

4) Public use (Local body) : 32.46 sq.m

5) Public use (TANGEDCO) : 33.38 sq.m

6) Park area : 613.40Sq.m (Government guideline value amount has been paid by the applicant.)

Thuyyampoondurai Panchayat Resolusion No:309/Dated:04.10.2024

Thuyyampoondurai panchayat.

Copy to:

1. Joint Director /Deputy Director/Asistance Director Town and Country Planning Department (Planning Permission), Government IT (Opposite),Chennimalai Road Erode– 638009.
2. The Sub Registrar, Office of the Sub Registrar, Avalpoondurai.
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), Erode.
5. Block Development Officer (Rural Panchayat), Modakuruchi Union Office, Thuyyampoondurai Panchayat
6. Panchayat Secretary, Thuyyampoondurai Panchayat office, Modakuruchi Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.10.23 11:49:56



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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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