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Layout Application - Final Approval Letter

Roc No: 177/2024

Date: 11/28/24 4:28 PM

From:

Executive officer

60,Vellangattupalayam Main Road, Karattadipalayam, Gobi Taluk,Erode District

To :

Thiru.M.P.Mohanasundaram and 2 others 4/682 Balamurugan Nagar Kullampalayam pirivu Gobichettipalayam 638476

Online Application Number: IMS7LC9Z

Sir/ Madam,

Sub :

Residential Layout - Erode District, Gobichettipalayam TK, Lakkampatti Town Panchayat , Lakkampatti Village, Ward No. 10, .S.F.No. 118/1A1B of 1..68 ¼ acres or 6812 Sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Lakkampatti Town Panchayat

Ref :

1 Thiru. M.P.Mohanasundaram and 2 others, 4/682 Balamurugan Nagar, Kullampalayam Pirivu, Gobichettipalayam his (Online) Application No. IMS7LC9Z Dated: 06.03.2024
2 Proceeding of Erode District Deputy Director of Town and Country Planning Roc No. IMS7LC9Z/2024/TCP Dated: 04.06.2024
3 Lakkampatti Town Panchayat Resolution No. 117 /2024, Dated: 30.08.2024.
4 Joint 1 Register office Gobichettipalayam Document No.1400/2024 Dated. 26.04.2024

Body:

Order

Erode District Lakkampatti town Panchayat Ward No 10 Lakkampatti Village S.F.No 116/1A1B of 1.68 ¼ acres or 6812 Sq.m.The applicant sought permission from the town panchayat to set up a plot in the area. Thiru M.P.Mohanasundaram and 2 others applied through the website and according to the letter of Deputy Director of Urban development

District Urban Development office, Erode they were informed to hand over the land belonging to the town panchayat through the settlement of documents.Documents have been handed over to the town panchayat Based on that in the letter of Deputy Director of Erode Urban Development Technical Approval has been given for dividing the 29 plots in the area. Technical Approval has been given by the Deputy Director of Erode District Urban Development to construct the Highway deparment road as an access road to the Layout division.The Council Resolution No.117/2024 dt.30.08.2024 to grant the final approval for subdivision.Accordingly the petitioner was directed to pay the appropriate fees. The fees has been charged to the Town panchayat accordingly.Therefore final Approval is Decreed for the Sri Mahalakshmi Nagar Layout. Residential plot subject to the following conditions for which the above technical approval SWP/DTCP/ERODE/LAYOUT/APPROVAL No.159/2024 has been given condition.

1.Final Approval is granted subject to special conditions and plot conditions as found in Annexure 2. Any land owned by the Municipal corporation and other Government Departments shall not be included in this plot. 3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time 4. To maintain constructed roads and storm water drains at his own expense for five years.5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers. 6. There shall be no encroachment on the public allotment land and roads which have been donated to the Lakkampatti Town Panchayat in the Gobichettipalayam Sub Registrar's office. The transferred public utility spaces should be handed over to the Town panchayat 7. To replace the low voltage transmission line passing through the plot in the course of the road at their own cost. 8. Conditions mentioned in the allotment letter should be followed.9. Further action is requested to be taken as mentioned in the Government order found in the annexure.10. Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.11. petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights water supply and other Basic amenities for the opinion of the Administrative Officer 12. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.13. The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.14. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it.No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.15. Streets shown on the approved map shall have building limits as shown on the map. For 9 meters roads 1.5 M and and above 9 meters wide road 3m in Layout For the corner site 12.00 M 1.5 X 1.5 m and for Above 12 M road 4.5X4.5 M Wide . As per the municipal building rules, no building or wall shall be constructed on the land within the boundary of the plot and the building limit, 1.8 m (6 feet) from the highest level of the street and not exceeding 2.4 m (8 feet) in height as per the district municipal building rules.16. Do not level the ground more than required for footing, repair landslides, dig up soil from the plot and create ditches and pits.17. The petitioner should obtain approval from the concerned Local Administrative Officer for the plot. Before construction of buildings on the land in the subdivision, permission for each building must be obtained from the local authority.18. Ordinance no. 71. Rural Development Department Day. Based on the notification dated 16.06.2003 Ordinance no. 134, Municipal Administration and Drinking Water Supply Department dated as on 20.09.2002, technical approval has been given for this subdivision on the certification that the local authority is fully satisfied with the land title.19. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.20.A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.21. All the Conditions should be followed as per order of Roc No. IMS7LC9Z/2024/TCP Dated: 04.06.2024, of Deputy Director of Erode District Town and Country Planning

Validity unknownSignature valid

Signed by: Executive Officer
Location:Erode
Date:2024.11.28 16:28:53

Executive officer



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