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Layout Application - Final Approval Letter

Roc No: 06/2024-2025

Date: 12/27/24 2:13 PM

From:

Village Panchayat

MUTHUGOUNDAMPALAYAM

To :

To,
Thiru.Rajeshkumar and mahesh
1/1, Pudhuvalasu, Muthur Main Road, Lakkapuram,
Erode.

Online Application Number: S6Z2PHUQ

Sir/ Madam,

Sub :

Residential Layout Approval - Erode District - Modakkurichi Taluk -Nanjai Uthukuli A Village - Muthugoundenpalayam panchayat - R.S.No. 254/1A,1B,2B and 254/2C - 9650.00 Sq.M (2.38 1/2 acres) - Final Planning permission issued - Reg.

Ref :

1. Applicants Thiru. Rajeshkumar and mahesh Online application No S6Z2PHUQ Dated:25.07.2024.
2. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No:S6Z2PHUQ/2024/TCP , Dated:04/09/2024.
4. Muthugoundenpalayam panchayat Resolution No.323/27.12.2024.

Body:

Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 254/1A,1B,2B and 254/2C - 9650.00 Sq.M (2.38 1/2 acres) proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ERODE/LAYOUT APPROVAL No.248/2024. dated on 04/09/2024 subject to Special

conditions and Technical clearance from the Local Authority.
2. Received with letter from the Deputy 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.
3.Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like drains has been provided as per the standards specified by the local Body. Public Space 'A' area of 33.62 sq.m and Roads area of 3103.55 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 5921/2024 dated: 20.08.2024 & Public Space 'B" area of 35.39 sq.m are donated to the Muthugoundenpalayam Panchayat with the document no: 5922/2024 dated: 20.08.2024 Documents are registered at the Avalpoondurai Sub registrar Office.
4. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.36,000/- (Rupees Forty Thirty six thousand Only) has been paid by the Applicant towards E.challan No: 20241210023823 Dated: 10.12.2024 and the bank Receipt has been handed over to the Muthugoundenpalayam Panchayat by the Applicant.
5.The fees/charges collected from the applicant are as follows:
Layout approval fees : 43,000/- Dt.21.12.2024
Layout inspection fees : 3,000/- Dt.21.12.2024

Therefore, Subject to Specific Conditions, Erode District, Modakkurichi Taluk, Nanjai Uthukuli A Village, Muthugoundenpalayam panchayat, R.S.No. 254/1A,1B,2B and 254/2C - 9650.00 Sq.M (2.38 1/2 acres) of 'Shakthi Nagar', It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1. Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. S6Z2PHUQ/2024/TCP Dated:04.09.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No.248/2024. dated on 04/09/2024
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.
Applicant should obtain permission from the concerned The special officer/President of Muthugoundampalayam Panchayat and before constructing any buildings on the plot, permission should be obtained from the local body for each building.
11. 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.
12. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.
13. 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.
14.Details of allotments of plots for which technical approval has been granted:
1) Plot area : 2.38 1/2 acres or 9650.00 sq.m.
2) No of plots : 43
3) Area of Road : 3103.55 sq.m
4) Public use (Local body) : 33.62 sq.m

President,
Muthugoundenpalayam panchayat.
Copy to:
1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai, Sampath Nagar, Erode District, 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), Modakkuruchi Union Office, Modakkuruchi.
6. Panchayat Secretary, Muthugoundenpalayam Panchayat office, Modakkurichi Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.12.27 14:13:47



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