Layout Application - Final Approval Letter

Roc No: 9RV9FYB9/2024/TCP

Date: 1/3/25 6:27 PM

From:

Village Panchayat

Palayakottai

To :

Mr.P.Sathishkumar and Two Others,
29/2, Kasbapalayakottai,Kuttapalayam(po),
Palayakottai,Kangeyam Taluk,Tiruppur - 638108.

Online Application Number: 9RV9FYB9

Sir/ Madam,

Sub :

Residential Layout - Office of the Palayakottai Panchayat office, Kangayam panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 2.02 Acre or 8200.00Sq.m in the land bearing

S.F.No.94/4A and 4B at Kuttapalayam Village – Palayakottai Panchayat - KangayamTaluk - Tiruppur District - Final Approval - Reg.

Ref :

1. Application Reference No. 9RV9FYB9 dated. 18.11.2024 , received through Single Window Portal from Mr.P.Sathish kumar and 2 Others, kangayam ,Tiruppur.
2. Planning Permission approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:9RV9FYB9/2024/TCP dated: 04.12.2024.
3. Gift deed document no. 6907/2024, dated.02.12.2024 dated.19.02.2024 Uploaded by the applicant Mr.P.Sathish kumar and 2 Others ,on 02.12.2024.
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 02.12.2024
5. Payment details of Development Charge , Land use conversion charge and Scrutiny fee received from the applicant dated 03.01.2025
6. Palayakottai Village Panchayat Resolution.No : 343/2024 dated.27.12.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 2.02 Acre or 8200.00Sq.m in the land bearing S.F.No.94/4A,4B at Kuttapalayam Village,Palayakottai Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1.Layout Approval Fees + Land Inspection Fees - Rs.1,76,514 + Rs.29,000 = Rs.2,05,514 /-

2.Scrutiny fee + Land Conversion Fees = Rs.1,000 + Rs.1,45,640 = 1,55,640 /-

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Palayakottai Village Panchayat ward Members meeting held on 27.12.2024 and the Resolution .No: 343/2024 vide reference 6th cited above,

Layout Details :

S.no	Details:
1.	Layout Extent - 2.02 Acres or 8200.00Sq.m.
2.	No of Plots Allotted - 29 Nos
3.	Public Purposes Gifted to Local body:
i).	Layout Roads including Splay 2130.35 Sq.m.
ii).	Public purpose (A)for Local body 61.05 Sq.m. (1.0%)
iii).	Public purpose (B) for Tangedco 54.45 Sq.m. (0.89%)

The Applicant paid Rs 3,36,868/- on 02.12.2024 as Open Space Reservation Charges against allotted Park Area of 606.96 Sq.m (10.0%) as per Govt Orders ,and the Receipt of Payment vide reference 4th cited above.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.01.03 18:27:54