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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 3/24/25 8:35 PM

From:

Village Panchayat

Sengodampalayam Panchayat Office,
Sengodampalayam(Po),
Kangayam(Tk)
Pincode : 638702

To :

Thiru. S.Ramprasad,
S/o. Sivasubramaniam,
Door No.479, Tiruppur Road,
Kangeyam,
Tiruppur-638701.

Online Application Number: MIZF4GY8

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District – Re.S.F.No. 308/3 of Uthiyur Village and
Sengodampalayam Panchayat – Kangeyam Taluk – 6680.00 sqm (1.65 Acre) Extent- Layout Approval -Reg.

Ref :

1. Application Reference No. MIZF4GY8 Received through Single Window Portal from Thiru. S.Ramprasad, Dated: 24.01.2024.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 11.03.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2/385/2024, Dated.11.01.2024 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.1739/2024 and 1743/2024 dated 15.03.2024 Uploaded by the Applicant Thiru. S.Ramprasad, on 16.03.2024.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O. No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Department of Housing and Urban Development, Dated:09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Demand raised for payment of Charges Such as OSR Charges and Centage charges Respectively dated 11.03.2024 and 19.03.2024.
15. Payment details of OSR Charges and Centage charges received from the applicant respectively on 16.03.2024 and 20.03.2024. 16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
17. Assistant Director, District Town and Country Planning Office, Tiruppur District. Letter ROC.No. MIZF4GY8 /2024/TCP Dated: : 22/03/2024

Body:

Order:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of 6680.00 sqm (1.65 Acre) in the land bearing Re.S.F.No. 308/3 of Uthiyur Village and Sengodampalayam Panchayat of Kangeyam taluk of Tiruppur district, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deeds vide reference 6th cited above, and on receipt of payment of Centage charges vide reference 15th cited above, Layout Approval is issued to the mentioned layout

subject to the following conditions:

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No. 94/2024.

2. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.

3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail. SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any

Government Order vide references 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

5. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned local body. It is sole responsibility of the concerned local body

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.03.24 20:35:55



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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