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Layout Application - Final Approval Letter

Roc No: 01/2025-26 Date: 5/27/25 8:57 PM

From:

Village Panchayat

Peruntholuvu panchat office , Sivasakthi nagar, peruntholuvu, peruntholuvu (po)Tiruppur south (Tk) - Tiruppur - 641665

To :

Subbramaniyam
S/o Thirumalaisamy,
3/246 Kariyampalayam,
Peruntholuvu, Tiruppur - 641665

Online Application Number: 9K7YABFH

Sir/ Madam,

Sub :

Layout Approval - Tiruppur Distirct, Pongalur Block, Tiruppur South Taluk, Peruntholuvu Panchayat - SF.No.121/2A5 - Extent:0.39 1/2 acre or 1600.00sqm - Proposed Layout Local body Approval Reg.

Ref :

1. Application Reference No. 9K7YABFH dated. 30.07.2024, received through Single Window Portal from T.Subramaniam.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 05.09.2024.
3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no. 5324 /2024, dated. 18.10.2024 Uploaded by the applicant T.Subramaniam, on 06.11.2024.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
7. 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department,

Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
14. Letter No.K.Dis.E2/ 6232/2024, Dated. 23.07.2024 of Joint Director, Agri Department, Tiruppur District.
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
16. G.O(M.S) No : 53 Housing and Urban Development Department(UD 4(1} Dated: 28.02.2024
17. Payment details of Open Space Reservation charges, Centage charges, Development charge and Sub Division charges
received from the applicant
respectively on dated 05.11.2024. and 02.01.2025.
18.The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT
No. 07 /2025.
19.Payment details of Layout Approval Fees and Layout Inspection Fees received from the applicant dated : 20.05.2025.
20.Planning Permit Fees dated : 20.05.2025.
21.OSR Fees 3% dated : 21.05.2025
22.Peruntholuvu Panchayat Resolution No: 108 dated 14.03.2025

Body:

The application seeking technical clearance for the proposed formation of housing layout to an extent of 0.395 acres in the land bearing S.F.No.121/2A5 at Peruntholuvu Village and Panchayat ,Tiruppur South Taluk , Tiruppur District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for roads, Public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 4 th cited above, and on receipt of payment of Open Space Reservation charges,Centage charges , Development charges and Sub Division charges vide reference 17 th cited above, the technical clearance is issued to the mentioned layout with details given below and subject to the following conditions:
Layout Details:
Sl.nos Details Area Details
1. Layout Extent 0.39 1/ 2 Acres or 1600.00 Sq.m.
2. No of Plots Allotted 08 Nos
3. Public Purposes Gifted to Local body:
i).Layout Roads including Splay 434.49 Sq.m.
ii)Public purpose (A)for Local body 27.34 Sq.m. (2.35 %)
iii) Public purpose (B) for Tangedco 18.62 Sq.m (1.60 %)
The Applicant paid Rs 29733 /-on 05.11.2024 as Open Space Reservation Charges against allotted Park Area of 116.55 Sq.m. as per Govt Orders mentioned in 5 th Cited above).
The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT
No. 07 /2025 by District Town and Country Planning office.
The Applicant paid Rs 51663/- and Rs 1000/- as Layout Approval fees and layout Inspection Fees as per govt orders mentioned in 19 th cited above
The Applicant paid Rs 8000/- as Planning permission scrutiny Fees as per govt orders mentioned in 20th cited above
The Applicant paid Rs 12000/- as land use conversion charge as per govt orders mentioned in 21th cited above
The Technical Clearance is issued to the above-mentioned layout by the local body - Peruntholuvu village and panchayat with ROC No: 01/2025-26

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 dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The fees/charges collected from the applicant are as attached

Special Officer
Peruntholvu Village Panchayat
Pongalur Block

Copy to

1. The Chairman,
Tamilnadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi lrwin Bridge Road, Egmore,
Chennai - 600 008.

2.The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District

3.The Tahsildar (TamilNilam)
District Collector Office,
Tiruppur District

4.The Sub - Register,
Thottipalayam Sub Register Office,
Tiruppur District

5.Assistant Director.
First Floor, Kumaran Commercial Complex,
Near Railway Station,
Tiruppur - 641 601.

6.Block Development Officer(Village Panchayat),
Pongalur Block,

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

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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