

Layout Application - Final Approval Letter



Roc No: 46/2025-26

Date: 3/4/26 6:13 PM

From:

Village Panchayat

CHEYUR PANCHAYAT OFFICER, GOBI ROAD,CHEYUR

To :

Mrs.S.Rajeshwari,
D.No.112/140 Varadharaja Street,
Sathuma Nagar, Thiruvotriyur,
Tiruvallur – 600 019

Online Application Number: 8E4NS2OW/2026/TCP Date: 05.02.2026

Sir/ Madam,

Sir/ Madam,

Sub :

Residential Subdivision – Office of Tiruppur District, Avinashi Taluk, Cheyur Village & Panchayat acknowledging and Approving in S.F.No.253/1C9C extent of 1618.00 sqm (0.40 Acres) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

01.Application Reference No. 8E4NS2OW/2026/TCP Received through Single Window Portal from Mrs.S.Rajeshwari, dated: 26.12.2025.

02. Road Pattern Plan approved by the District Town and country planning Office, Tiruppur, Dated 27.01.2026

03. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017

04. Letter No. K.Dis.E2/11613/2025, Dated.12.01.2026 of of Joint Director, Agri department, Tiruppur District.

05. Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town and Country Planning,

Chennai (Circular)

06. G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.

07. Town and country planning Department (Planning Permission) Tiruppur Roc No :
8E4NS2OW/2026/TCP Date: 05.02.2026

8. Technical Clearance/Concurrence/Planning Permission issued Subdivision number:
SWP/DTCP/Tiruppur/Subdivision No.28/2025

9. Resolution Copy No. 46/2025-26 Date: 04.03.2026

Body:

Proceeding for Tiruppur District, Avinashi Taluk, Cheyur Panchayat Special Officer/ Block development Officer Avinashi block Tmt.S.Vijayalakshmi

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Cheyur Village & Panchayat S.F.No.253/1C9C extent of 1618.00 sqm (0.40 Acres) proposed residential Subdivision, The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Subdivision and the approval number is assigned as follows SWP/DTCP/Tiruppur/Subdivision No.28/2025. subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from the Town and Country Planning Department (Planning Permission), Tiruppur District the Approved Subdivision Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and on site Inspection of amenities mentioned in the Subdivision Residential Approval.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Subdivision Plot of Rs.78,390/- (Rupees Seventy Eight Thousand Three Hundred and Ninety only) has been paid by the Applicant towards State Bank of India. E-Challan Number. 20260304027785 Dated 04.06.2026. and the bank Receipt has been handover to the Cheyur Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs. 43000.00/- Dated 03.03.2026
Layout inspection Fees : Rs.5000.00/- Dated 03.03.2026

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Taluk, Cheyur Village & Panchayat in S.F.No.253/1C9C extent of 1618.00 sqm (0.40 Acres) extent of It is hereby ordered to grant Approval for the above mentioned Residential Subdivision.

Conditions :

01.Tiruppur District Town and Country Planning Department (Planning Permission) 8E4NS2OW/2026/TCP Date: 05.02.2026 and Residential Subdivision Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/Tiruppur/Subdivision No.28/2025. All the Special conditions mentioned must be strictly followed :

02. Roads constructed in the approved Residential Subdivision should remain in same existing condition. No changes should be made.

03. The details of the plots divided in the approved Subdivision map shall not be altered without the permission of this authority.

04. Approved Subdivision plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.

05. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.

06. Every plot deed registration should be accompanied by a copy of this Subdivision approval map.

07. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land Subdivision approval and planning permission.

08. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations changes in land ownership.

09. 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 handover to the local body id not permitted.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Subdivision approval.

Details of allotments of plots for which technical approval has been granted:

- 1) Plot area : 0.40 Acres (Or) 1618.00 sqm
2) No of Plots : 8

The Special Officer
Cheyur panchayat
Avinashi panchayat Union
To

Mrs.S.Rajeshwari,
D.No.112/140 Varadharaja Street,
Sathuma Nagar, Thiruvotriyur,
Tiruvallur – 600 019

Copy to :

- 1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2.The Sub Registrar, Office of the Sub Registrar,Avinashi.



Village

Signature Not Verified

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2026.03.04 18:13:46

