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Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 12/27/24 12:47 PM

From:

Village Panchayat

CHEYUR PANCHAYAT OFFICER, GOBI ROAD,CHEYUR

To :

To,
Tmt. R. Krishnveni,
W/o. Rangasamy,
Door No.210, Kaikatty,
Seyur, Muriyandampalayam,
Tiruppur – 641 655.

Online Application Number: 8ANND5NM

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Cheyur Panchayat Union Cheyur Village& Panchayat acknowledging and Approving in S.F.No.118/2Aextent of 1.02½Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1.Application Reference No.8ANND5NMReceived through Single Window Portal from Tmt. R. KrishnaveniDated 18.09.2024

2.Letter No.K.Dis.E2/2562/2024, Dated 25.03.2024 of of Joint Director, Agri department, Tiruppur District.

3.Letter Roc No.19799/2020 Dated 24.12.2020 of Director ofTown and Country Planning, Chennai (Circular)

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

5.Town and country planning Department (Planning Permission)Tiruppur
Roc No : 8ANND5NM/2024/TCPDated: 05.11.2024

6.Technical Clearance/Concurrence/Planning Permission issuedLayout number: SWP/DTCP/TIRUPPUR/LayoutNo.255/2024 Date 05.11.2024

7.Resolution No.211/2024-25 Dated : 06.12.2024

Body:

Body:

Proceeding for Tiruppur District, Cheyur Panchayat Union. CheyurPanchayat Excutive Officer /President Thirumathi.G.Velusamy.

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Cheyur Village & Panchayat. S.F.No.118/2Aextent of 1.02½ Acre proposed residential Layout,TheTechnical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/TIRUPPUR/LAYOUTAPPROVAL No.255/2024 Dated on 05.11.2024subject to Special conditions and Technical clearance from the local Authority.

2.Received with letter from theTown and Country Planning Department (Planning Permission), Tiruppur 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 on site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains. Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.2,01,100/- (Rupees Thirty Eight Thousand Three Hundred Fourty only) has been paid by the Applicant towards State Bank of India. E-Challan Number.20241219020642 Dated 19.12.2024 and the bank Receipt has been handover to the Thulukkamuthur Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.33,450/- Dated 19.12.2024
Layout inspection Fees : Rs.2,000/- Dated 19.12.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, CheyurVillage & Panchayat S.F.Nos.118/2Aextent of 1.02½Acre extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1.Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No:8ANND5NM/2024/TCP Dated: 05.11.2024 and Residential Layout Technical Clearance/ Concurrence/PlanningPermissionissued NumberSWP/DTCP/TIRUPPUR/LAYOUTAPPROVAL No.255/2024. All the Special conditions mentioned must be strictly followed :

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 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 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 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 Layout approval.

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

1.Plot area : 1.02½ Acres (0r) 4150.00 Sq.m
2.No of Plots : 19 Nos
3.Road Area : 1376.73 Sq.m
4.Park Area : 277.327 Sq.m(Government guideline Value amount has been paid by the Applicant.)
5.Public Purpose : 33.67 Sq.m (1.21%)
6. Tangedco : 32.19 Sq.m (1.16%)

President

Cheyur panchayat

To
Tmt. R. Krishnaveni,
W/o. Rmgasamy,
Door No.210,Kaikatty
Cheyur, Muriyandampalayam,
Tiruppur – 641 655.

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

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.12.27 12:47:15



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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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