Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date : 02.05.2024

Date: 5/2/24 6:40 PM

From:

Village Panchayat

NAMBIYAMPALAYAM PANCHAYAT OFFICE,MAIN ROAD NAMBIYAMPALAYAM POST AVINASHI

To :

Thiru. P.Vinayaga Moorthy and Thiru. P.Velusamy,
Door No.2/114A, Ricemill,
Vettuvapalayam, Avinashi,
Tiruppur- 641 670.

Online Application Number: 3V62C7EC

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Panchayat Union Nambiyampalayam Village Panchayat acknowledging and Approving in S.F.No.13/2 & 15/2 extent of 8.02 ¼ Acres - Residential Plot - Technical Clearance issued By Town and Country Planning Department – Final Approval reg.

Ref :

1.Application Reference No. 3V62C7EC Received through Single Window Portal from Thiru. P.Vinayaga Moorthy and Thiru. P.Velusamy, Dated: 17.03.2024
2.Letter No.13686/2017/LA1, Dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter No.1220/2017/CP Dated 28.09.2017 of commissioner ofTown and Country Planning, Chennai (Circular)
4.G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
5.Town and country planning Department (Planning Permission)Tiruppur ROC.No: 3V62C7EC/2024/TCP Dated: 16.04.2024
6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUT No.110/2024 Date 16.04.2024

Body:

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Nambiyampalayam Panchayat Aarikoundenpalayam village S.F.No.13/2 & 15/2 extent of 8.02¼ Acres 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/LAYOUT APPROVAL No.110/2024 dated on 16.04.2024 subject to Special conditions and Technical clearance to the local Authority.

2.Received with letter from the Town 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. Public Space area of 184.50 Sq.mt, Roads area of 9077.325 Sq.mt and Park area 2385.57 Sq.mt are donated to the Nambiyampalayam Village Panchayat with the Document No.4430/2024 Dated 04.04.2024 and TANGEDCO area of 142.38Sq.mt Doc.No.4430/2024 Dated 04.04.2024 Registered at the Avinashi Sub Registrar Office.

3.According to the ordinance in Reference No 4: Market value of 3% (Land conversion charge) for Residential Layout Plot of Rs.1,09,755/- (Rupees One Lakh Nine thousand Seven hundred and Fiffty five only) has been paid by the Applicant towards State Bank of India. E-Challan Number .20240427002048 Dated 27.04.2024 and the bank Receipt has been handover to the Nambiyampalayam Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :Layout Inspectionl Fees : Rs.147000/- Dated 29.04.2024 and Layout Development Fees : Rs.383600 /-Dated 29.04.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, Nambiyampalayam Village Panchayat S.F.No.13/2 & 15/2 extent of 8.02 ¼ Acres 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: 3V62C7EC/2024/TCP Dated: 16.04.2024and Residential Layout Technical Clearance/ Concurrence/PlanningPermissionissued NumberSWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.110/2024 dated on 16.04.2024. 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 registrationschanges in land ownership.
9. 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:



Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.05.02 18:40:08