Layout Application - Final Approval Letter

Roc No: H7EZWJ03/2024 Date: 9/18/24 6:13 PM

From:

Village Panchayat

Goundachipudur

To :

Thiru.T.RATHANASABAPATHY.,
D.No.31A, Anna Nagar,
Dharapuram,
Tiruppur – 638656.

Online Application Number: H7EZWJ03

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Dharapuram Panchayat Union Goundachipudur Panchayat Chithravuthanpalayam village acknowledging and Approving in R.S.F.No.59/1A,59/2 extent of 5.46 Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg.

Ref :

1.Application Reference No.H7EZWJ03 Received through Single Window Portal from T.RATHANASABAPATHY Dated 04.08.2024
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 of Town and Country Planning, Chennai (Circular)
4.G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
5.ROC.No from Town and country planning Department (Planning Permission) Tiruppur ROC.No H7EZWJ03/2024/TCP Dated 06.09.2024
6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUT No.215/2024 Date 06.09.2024

Body:

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Dharapuram union, Goundachipudur Panchayat Chithravuthanpalayam village. R.S.F.No.59/1A,59/2 extent of 5.46 Acre proposed residential layout, The Technical 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.215/2024 dated on 06.09.2024 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 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 88.97 Sq.mr, Park area 1601.72 sq.mr and Roads area of 6383.79 Sq.mr are donated to the Goundachipudur Panchayat with the Document No.7469/2024 Dated 29.08.2024 and Public use (TANGEDCO) area of 83.55 Doc.No.7468/2024 Dated 29.08.2024 Registered at the Dharapupram Sub Registrar Office.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.32,54,300/- (Thirty Two Lakhs and Fifty Four Thousands Three Hundred only) has been paid by the Applicant towards State Bank of India. Receipt No. 20240916007988, Dated 16.09.2024 and the bank Receipt has been handover to the Goundachipudhur Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :

Layout approval Fees : Rs.3,00,300/- Dated 16.09.2024

Layout inspection Fees : Rs.1,000/- Dated 16.09.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Dharapuram Union, Goundachipudur Panchayat Rs.No.59/1A, 59/2 of 5.46 Acre extent of “RATHINA SABAPATHY NAGAR’’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. H7EZWJ03/2024/TCP Dated 06.09.2024 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.215/2024. 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 : 5.46 Acres (0r) 22100.00 Sq.m

2.No of Plots : 76

3.Area of Road : 6383.79 Sq.m

4.Public use (Local body) : 88.97 Sq.m

5.Public use (TANGEDCO) : 83.55 Sq.m

6.Park Area : 1601.72 Sq.m

President

Goundachipudur Panchayat

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.09.18 18:13:23