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Layout Application - Final Approval Letter

Roc No: 01/25-26 Date: 4/11/25 1:20 PM

From:

Village Panchayat

Manickapuram

To :

Mr.R. Viswanathan and Mrs.V. Jamunababy, Door No: 1/429, Deethan kadu, Kalivelampatti Post, Manickapuram Panchayat, Palladam Taluk, Tiruppur – 641 604

Online Application Number: A47403W4

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – the proposed formation of housing layout to the total extent of 0.86 Acres 3485 .00 Sq.m. in the land bearing S.F.Nos: 164/1I2B , 164/1L2B at Manickapuram Panchayat - Palladam Village -Palladam Taluk –Tiruppur District- Final Approval - Reg.

Ref :

1.Application Reference No. A47403W4, dated. 09.01.2025. received through Single Window Portal from Mr.R. Viswanathan and Mrs.V. Jamunababy.
2.Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 04.02.2025
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4.Gift deed document no. 1930/2025 dated.05.02.2025 Uploaded by the Applicant A47403W4, dated. 09.01.2025
5. Surity Agreement Date.04.04.2025
6.Letter Roc No. 4870/2024/PRI 2.2,, Dated: 10.01.2025 of Directorate of Rural Development and Panchayats , Chennai (Circular).
7. Payment details of Layout Approval charges , Layout Inspection charges and Land Conversion charge received from the applicant respectively on dated 07.04.2025.
8. Manickapuram Village Panchayat Resolution.No : 34/2025-2026 dated. 09.04.2025

Body:

The application seeking technical clearance for the proposed formation of housing layout to the extent of 0.86 Acres 3485 .00 Sq.m. in the land bearing S.F.Nos: 164/1I2B , 164/1L2B at Manickapuram Panchayat, Palladam Village, Palladam 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 charges vide reference 7 th cited above, the technical clearance is issued to the mentioned layout with details given, The applicant have Constructed roads at our own cost for a plot of land measuring 0.86 acres in Tiruppur District, Palladam circle, Manickapuram Panchayat and village, S.F.Nos: 164/1I2B , 164/1L2B and The applicant also Promise to install rain water drainage facility in future at our own cost, in case objection arises in audit, The applicant also promise to pay any fees as per government rules in future.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The final Approval is issued to the above mentioned layout and the number is assigned as 01/2025-26

Village



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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.



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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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