Layout Application - Final Approval Letter

Roc No: 30/2025 **Date:** 8/2/25 12:30 PM

From:

Executive officer

6, Vasantham Nagar, Madathukulam Road, Komaralingam 642 204, Madathukulam Taluk, Tiruppur District - 642204

To :

1.Thiru.P.Malaiya S/o Palanisamy
Door No.52/a oru thattu Village, Ammayanayakkanur town panchayat
Nagayagoundanpatti, North street
2.Thiru.P.Moorthi, S/o Palanisamy gounder
Kamatchipuram village, M.Ellaipatti
3.Tmt.Mallika W/o Palanisamy
West Komaralingam
Samarayapatti Aayakattu thottam

Online Application Number: 1Z2DDNQ4

Sir/ Madam,

Sub :

Tiruppur District - Komaralingam Town Panchayat - Residential Layout Approval - SF.No. 138/B3C1, 138/B3C2A – 1.43 Acres (or) 5787.00 Sqm Extent – Date-12.08.2024 Technical Clearance Issued - Final Approval - Reg.

Ref :

Tiruppur District Town and Country Planning Department Letter Roc No. 1Z2DDNQ4l/2024 /TCP Dt.12/08/2024

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. 1Z2DDNQ4l/2024/TCP Dt.12/08/2024to Develop 1.43 acre of land in Komaralingam Town Panchayat, Madathukulam Taluk, Tiruppur District with an area of 1.43 acre Technical approval has been granted as on 12/08/2024. Further, according to Kaniyur Registrar Gift Deed Correction Document No.3373/2024 dated 18.09.2024, the proposed subdivision road with an area square meters and corners of 1722.67 and public use space with an area of 41.07 square meters have been handed over to the Town Panchayat by Resolution No. 20/2025 of this Town Panchayat Council Approved as on 17.02.2025.

The BT road and drainage works in the said plot have been carried out by the petitioner and have been inspected by Arulmigu Palaniandavar Polytechnic College, Palani and a certificate has been issued that they are in good condition. The Town panchayat demand payment of Rs.6,38,673.00 Via Online dated 01.08.2025, final approval is decreed with following conditions for the residential plot.

Conditions :

1.Technical permission for residential plot is granted subject to special conditions, plot conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this plot.
3.The landlords must act on the instructions given by the Executive Officer.
4.In case the actual paid plot approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5.Any change in this plot or sub-division of plots shall require proper approval from the concerned officer.
6.Deputy Director of Tiruppur Town and Country Planning vide plot plan SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.233/2024, Dated on 12.08.2024 Plots Should be sold only as notified on 12.08.2024.
7.There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Kaniyur Register office Gift deed documents.
8.The public utility areas should be handed over to the Town Panchayat by the plot owners after erecting wire fences and handing over the Patta to the Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10.It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this plot later on.
11.All conditions of Tiruppur Town and Country Planning Department attached here to are applicable. If the plots are sold in violation of the conditions, the subdivision permission issued by this authority will be cancelled without any prior notice.
12.Vacant land tax shall be paid by the petitioner to the Town panchayat every 6 months until the plots are sold.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruppur
Date:2025.08.02 12:30:22