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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 12/30/24 6:55 PM

From:

Village Panchayat

KUPPANDAMPALAYAM PANCHAYAT OFFICE, ALAMPALAYAM,THULUKAMUTHUR, AVINASHI

To :

Thiru. C. Palanisamy,
S/o. Chinnasamy,
Door No.1/1066,
Thamarai Garden, Kasigoundenpudhur,
Velayuthampalayam,
Tiruppur – 641 654.

Online Application Number: 8DHDU6ML

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Taluk, Kuppandampalayam Village & Panchayat acknowledging and Approving in S.F.Nos.184/2B1 & 2C extent of 1.85¾ Acres Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1.Application Reference No.8DHDU6ML Received through Single Window Portal from Thiru. C. Palanisamy Dated 07.10.2024

2.Letter No.K.Dis.E2/9119/2024, Dated 10.10.2024 of of Joint Director, Agri department, Tiruppur District.

3.Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town 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 : 8DHDU6ML/2024/TCP Dated: 07.11.2024

6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/ Layout No.262/2024 Date 07.11.2024

7.Resolution No. 30/2024-25 Dated : 28.11.2024

Body:

Proceeding for Tiruppur District, Avinashi Taluk, Kuppandampalayam Panchayat Excutive Officer /President Thirumathi. S.Kamalaveni.

ORDER :
1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Kuppandampalayam Panchayat Kuppandampalayam village. S.F.No.184/2B1 & 2C extent of 1.85¾ Acres 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.262/2024 Dated on 07.11.2024 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.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.39,010/- (Thirty Nine Thousand Ten Rupees only) has been paid by the Applicant towards State Bank of India. E-Challan Number.20241128001661 Dated 28.11.2024 and the bank Receipt has been handover to the Kuppandampalayam Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.62,500/- Dated 29.11.2024
Layout inspection Fees : Rs.1,750/- Dated 29.11.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, Kuppandampalayam Village & Panchayat S.F.Nos.184/2B1 & 2C extent of 1.85¾ Acre 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:8DHDU6ML/2024/TCP Dated: 07.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued Number SWP/DTCP/TIRUPPUR/ LAYOUT APPROVAL No. 262/2024. 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 : 1.85¾ Acres (0r) 7526.00 Sq.m
2.No of Plots : 34 Nos
3.Road Area : 2415.07 Sq.m
4.Park Area : 511.09 Sq.m(Government guideline Value amount has been paid by the Applicant.)
5.Public Purpose : 34.575 Sq.m (0.67%)
6. Tangedco : 36.21 Sq.m (0.71%)

President

Kuppandampalayam Panchayat
Thiru. C. Palanisamy,
S/o. Chinnasamy,
Door No.1/1066,
Thamarai Garden, Kasigoundenpudhur,
Velayuthampalayam,
Tiruppur – 641 654.
Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601

Village

Signature valid
Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.12.30 18:55:48



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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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