



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 9/9/24 2:29 PM

From:

Village Panchayat

KARUMAPALAYAM PANCHAYAT OFFICER, KARUKKAMPALAYAM POST AVINASHI

To :

Thiru.Balasundram and 5 Others
Door No. 2/141, Vellakadu Thottam
Ravuthampalayam, Sinnaripalayam, Avinashi,
Tiruppur – 641 654.

Online Application Number: AFYELM7P
Online Application Number: AFYELM7P

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Karumapalayam Panchayat Union Karumapalayam village Panchayat acknowledging and Approving in S.F.Nos.154/2B1, 155/2A, 2C, 156/2A, 2C, 157/1, 3, 158/4B and 4D1 extent of 24,156.00 Sqm (5.96.1/2 Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1. Application Reference No. AFYELM7P Received through Single Window Portal from Thiru.Balasundram and 5 Others Dated 28.12.2023
2. Road Pattern Plan approved by the District Town and country planning Office, Tiruppur, Dated 07.02.2024
03. G.O.No.79, Housung and Urban Development Department, Dated.04.05.2017
04. Letter No.K.Dis.E2/12130/2023, Dated 01.05.2024 of of Joint Director, Agri department, Tiruppur District.
05. Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
06. G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.

07. Town and country planning Department (Planning Permission) Tiruppur Roc No :
AFYELM7P/2024/TCP Dated: 19.02.2024

6. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/
Layout Approval No.50/2024 Date 19.02.2024.

7. RESOLUTION COPY NO:18/2024-2025 ,DATE:02.08.2024

Body:

Proceeding for Tiruppur District, Karumapalayam Panchayat Union. Karumapalayam Panchayat Executive Officer /President Thirumathi.S.POONKODI.

ORDER :

1. In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Karumapalayam Panchayat Karumapalayam village. S.F.Nos.154/2B1, 155/2A, 2C, 156/2A, 2C, 157/1, 3, 158/4B and 4D1 extent of 24,156.00 Sqm (5.96.1/2 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.50/2024 dated on 19.02.2024 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 Storm 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 114.44 Sq.m and Roads area of 4763.88 Sq.m are donated to the Karumapalayam Panchayat with the Document No.1928/2024 Dated.14.02.2024 registered at the Avinashi Sub Registrar Office.

3. According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.127000/- (Rupees One Lakh Twenty Seven Thousand only) has been paid by the Applicant towards State Bank of India. E-Challan Number.20240729006182 Dated 29.07.2024 and the bank Receipt has been handover to the Karumapalayam Village Panchayat by the Applicant.

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

Layout approval Fees : Rs.421000 - Dated:09.09.2024

Layout inspection Fees : Rs.5000- Dated:09.09.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, Karumapalayam Village Panchayat S.F.Nos.154/2B1, 155/2A, 2C, 156/2A, 2C, 157/1, 3, 158/4B and 4D1 extent of 24,156.00 Sqm (5.96.1/2 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 :

MI7D6EWP/2024/TCP Dated: 16.04.2024 and Residential Layout Technical Clearance/

Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/ Layout Approval No.50/2024.

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 is 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: (RESOLUTION COPY NO:18/2024-2025 ,DATE:02.08.2024)

1) Plot area : 5.96.1/2 Acres (Or) 24156.00 Sq.m

- 2) No of Plots : 125
3) Area of Road : 4763.88 Sq.m
4) Puplic use (Local body) : 114.44 Sq.m
5) Public use (TANGEDCO) : 137.2 Sq.m
6) Park area : 2107.52 Sq.m (Government guideline Value
amount has been paid by the Applicant.)

President
Karumapalayam

Panchayat

To

Thiru.Balasundram and 5 Others

Door No. 2/141, Vellakadu Thottam

Ravuthampalayam, Sinnaripalayam, Avinashi,

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: 2024.09.09 14:29:44





our services doesn't just end there



Buying & Selling Services

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.



 **empowering your real estate decisions
with smart tools**



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate