

Layout Application - Final Approval Letter



Roc No: 03/SWP/LPA/2024-25
DATE: 20-08-2024

Date: 8/20/24 5:26 PM

From:

Village Panchayat

Village Panchayat Office, Tiruppur Main Road, Mangalam - 641663

To :

Mr. N.Kathiresan, M.Karupusamy, S.Rajendran, Dhanavarshini Avenue, Periyandipalayam, Mangalam Road, Andipalayam, Tiruppur 641687

Online Application Number:

YMXO11L8

Sir/ Madam,

Sub :

Residential Layout –Tiruppur District, Tiruppur Panchayat Union, Mangalam village Panchayat - Acknowledging and Approving in S.F.No: 272/8 & 272/9 extent of 1.78 Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1. Application Reference No. YMXO11L8/2024/TCP Received through Single Window Portal from Mr. N.Kathiresan, M.Karupusamy, S.Rajendran Dated : 01.03.2024
- 2.Letter No.19799/2020/LA1, Dated 24.12.2020 of Commissioner of Town and Country Planning, Chennai (Circular)
- 3.Letter No.13686/2017/LA1, Dated 08.09.2017 Director of commissioner of Town and Country Planning, Chennai (Circular)
- 4.G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
- 5.Town and country planning Department (Planning Permission)Tiruppur ROC.No: YMXO11L8/2024/TCP Dated: 17.04.2024
- 6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/ LPA/LAYOUT No.36 /2024 Date 17.04.2024

Body:

Letter No : 03/SWP/LPA/2024-25

Date : 20.08.2024

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Tiruppur union, Mangalam Panchayat, . S.F.No. 272/8 & 272/9 extent of 1.78 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/LPA/LAYOUT APPROVAL No.36/2024 dated on 17.04.2024 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 32.85 Sq.mr, Roads area of 1.78 Acre are donated to the Mangalam Village Panchayat with the Document No.3196/2024 Dated 05.04.2024 and Public use (TANGEDCO) area of 33.85 Sq.mr Doc.No.3196/2024 Dated 05.04.2024 Registered at the Tiruppur Sub Registrar Office.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.1,23,28,000/- (Rupees One crore twenty three lakhs and twenty eight thousand only) has been paid by the Applicant towards State Bank of India. E-Challan Number: 2024040823857 Dated 08.04.2024 and the bank Receipt has been handover to the Mangalam Village Panchayat by the Applicant.

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

Layout approval Fees : Rs.1,780/- Dated 19.07.2024

Layout inspection Fees : Rs.1,000/-Dated 19.07.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Tiruppur Union, Mangalam Village Panchayat S.F.No: 272/8 & 272/9 extent of 1.78 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: YMXO11L8/2024/TCP Dated: 17.04.2024 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No. 36/2024. 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 : 1.78 Acres

2.No of Plots : 47

3.Area of Road : 2312.325 Sq.m

4.Public use (Local body) :32.85 Sq.m
5.Public use (TANGEDCO) :33.85 Sq.m
6.Park Area : 489.467 Sq. m

President/ Excutive Officer
Mangalam panchayat

Tiruppur panchayat Union

To

Mr. N.Kathiresan, M.Karupusamy, S.Rajendran, Dhanavarshini Avenue, Periyandipalayam, Mangalam Road, Andipalayam, Tiruppur 641687

Copy to :

1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601



Village

Signature Not Verified

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2024.08.20 17:26:15

