Layout Application - Final Approval Letter

Roc No: 50/2025-26 **Date:** 7/23/25 5:55 PM

From:

Village Panchayat

SINNERIPALAYAM PANCHAYAT OFFICE,KARUKKAMPALAYAM POST

To :

To
Thiru.S.Sekar
S/O. Subramaniam
No.84, Gandhi Nagar,
Chennimalai Road,
Perundurai Taluk,
Erode-638052.

Online Application Number: ZY7S1UCJ

Sir/ Madam,

Sub :

Online Application Number: ZY7S1UCJ

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Taluk, Sinneripalayam Village & Panchayat acknowledging and Approving in S.F.No. 133/1, 133/2A2 and 133/3A extent of 8132.00 Sqm (2.01 Acres) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

Ref :

1. Application Reference No. ZY7S1UCJ Received through Single Window Portal from Thiru. S.Sekar, Dated 26.04.2025

2. Road Pattern Plan approved by the District Town and country planning Office,

Tiruppur, Dated 20.05.2025

03. G.O.No.79, Housung and Urban Development Department, Dated.04.05.2017

04. Letter No.K.Dis. E2 / 3473 / 2025, Dated 25.04.2025 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 : ZY7S1UCJ/2025/TCP Dated: 26.04.2025

8. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/ Layout Approval No.100/2025 Dated: 30/05/2025

9. Resolution Copy No. 50/2025-26 Date: 30.06.2025.

Body:

Body:

Proceeding for Tiruppur District, Avinashi Taluk, Sinneripalayam Panchayat Special Officer

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Sinneripalayam Village & Panchayat. S.F.No. 133/1, 133/2A2 and 133/3A extent of 8132.00 Sqm (2.01 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. 100/2025 Dated: 30.05.2025 subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from theTown 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 78.07 Sq.m and Roads area of 2676.67 Sq.m are donated to the Sinneripalayam Panchayat with the Document No.7440/2025 Dated.26.05.2025 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.97600/- (Ninety Seven Thousand Six Hundred Rupees only) has been paid by the Applicant towards State Bank of India. E-Challan Number. 20250717047272 Dated 17/07/2025 and the bank Receipt has been handover to the Palangari Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs. 175050.00/- Dated 15/07/2025
Layout inspection Fees : Rs. 31000.00/- Dated 15/07/2025

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Taluk, Sinneripalayam Village & Panchayat in S.F.No. S.F.No. 133/1, 133/2A2 and 133/3A extent of 8132.00 Sqm (2.01 Acres) 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 : ZY7S1UCJ/2025/TCP Dated: 26.04.2025 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/ Layout Approval No. 100 / 2025 Dated: 30/05/2025. All the Special conditions mentioned must be strictly followed

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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 : 8132.00 sqm (2.01 Acres)
2) No of Plots : 31
3) Area of Road : 2676.67 Sq.m
4) Puplic use (Local body) : 38.47 Sq.m
5) Public use (TANGEDCO) : 39.60 Sq.m
6) Park area : 545.53 Sq.m (10%), For 10% equivalent park area
OSR amount of Rs. 3,35,544/- paid by applicant

Special Officer

Sinneripalayam Panchayat

To
Thiru.S.Sekar
S/O. Subramaniam
No.84, Gandhi Nagar,
Chennimalai Road,
Perundurai Taluk,
Erode-638052.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2.The Sub Registrar, Office of the Sub Registrar,Avinashi.

Signature valid
Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.07.23 17:55:00
Village