

Layout Application - Final Approval Letter



Roc No: 03/2025-2026

Date: 10/8/25 12:57 PM

From:

Village Panchayat

Sinnagoundenvalasu

To :

Tmt.S.Roobavathy and
Thiru.M.Somu
35.Iyyar Thoppu
OdathalamPathi,
Shinnegoundenvalasu,
Vallipuram
Uthukuli

Online Application Number:

Tiruppur 638103

UFSXG0UU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District Uthukuli Taluk/Panchayat Union - Sinnagoundenvalasu Village Panchayat,
S.F.No. 139/2A1 – Extent:6850.00Sqm (1.69 Acres) – Final Approval issued - - Reg.

Ref :

1. Application Reference No. UFSXG0UU Dated 28.05.2025, Received through Single Window Portal from Tmt.S.Roobavathy and Thiru.M.Somu
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated 20.06.2025
3. G.O. No.79, Housing and Urban Development Department, Dated 04.05.2017.
4. Letter No.K.Dis. E2 / 3914/ 2025, Dated. 22.05.2025 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.2976 / 2025, Dated 27.06.2025 uploaded by the Tmt.S.Roobavathy and Thiru.M.Somu
7. G.O. No.138, Housing and Urban Development Department, Dated 04.06.2004.

8. G.O. No.18, Department of Municipal Administration and Water supply, Dated 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated 31.01.2020 and G.O. No.181, Department of Housing and Urban Development, Dated 09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated 23.09.2020.
10. G.O. No.141, Housing and Urban Development Department, Dated 16.07.2022.
11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated 30.08.2017
12. Letter no.13686/2017/LA1, Dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/ 2022/TCP3, Dated 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Demand raised for payment of Charges such as OSR Charges and Cent age charges respectively dated 20.06.2025 and 14.08.2025
15. Payment details of OSR Charges and Cent age & Development charges received from the applicant respectively dated 14.08.2025 and 23.08.2025
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
17. Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Office Tiruppur-Technical clearance ROC NO UFSXG0UU/2025/TCP Date : 25.08.2025
18. Work quality certificate from Assistant Engineer (R.D), Uthukuli panchayat union
19. Sinnagoundenvalasu Panchayat council Resolution No 51/2025 Dated 03.10.2025
20. Demand Fees Payment Receipt Transaction ID 11000305105026 ReceiptNumber 2025100446454 Dated 04.10.2025 and Land Use Conversion Charges E-challanNumber.20250930000841, Dated 04.10.2025 .

Body:

ORDER: -

The application for final approval of housing layout with an extent of 6850.00 Sq.m (1.69 Acres) in Sinnagoundenvalasu Panchayat Village of S.F.No. 139/2A1 was forwarded from the Tiruppur Assistant Director Town and Country Planning office after issuing of Technical Clearance vide reference no 17th cited above, After verifying all the records and conducting site inspection the applicant was directed to undergo the infrastructure work in the layout for Road Formation and Sewage Waste Water Drainage construction. Rather than paying the estimated fees the applicant proposed to self-develop the necessary infrastructure developments need for the layout. On receipt of the development charges collected vide reference no 20 cited above and with resolution passed in the village panchayat council vide reference no 19 cited above, the final approval is issued to the applicant Tmt.S.Roobavathy and Thiru.M.Somu,35.IyyarThoppu,OdathalamPathi,Shinnegoundenvalasu, Vallipuram(Po) Uthukuli Tiruppur 638103and following conditions.

The Fees Collected from the Applicant vide Reference No 20 cited above Development Charge:Rs.115182.00

(Layout Approval Fee (Total Sq.m 54291 X Rs2= Rs 108582

Layout inspection and Fee = Rs 6600

Total = Rs 115182)

Land use conversion Fees= Rs367799 (3% of Market value) and Non Planning Area charges 36 Plots X Rs 1000)

Conditions

1. The final approval is issued under the conditions listed in the Technical Clearance order issued by Assistant Director Town and Country Planning office,Tiruppur.
2. In case if the fees collected is found to be less by the Superior Officers or raised a query in Audit, it is the liability of the applicant hence the applicant has to pay the fees described within 7 days from the date of notice.
3. All the plot holders in the layout have to get appropriate building plan approval before starting any development for housing.
4. This final approval is considered void if any of the rules is found to be breached.

The Special Officer / Block

Copy to:

1. Block development officer (VP) Uthukuli Block
2. The Tahsildar (TamilNilam), District Collector Office, Tiruppur District.
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
4. The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.
5. The Sub-Registrar,
Kunnathur Sub Registrar Office, Tiruppur District.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2025.10.08 12:57:07

