Layout Application - Final Approval Letter

Roc No: 01/PNR/TCP/25-26

Date: 3/17/26 12:57 PM

From:

Village Panchayat

Village Panchayat office, Tiruppur Road, Perumanallur - 641666

To :

Mr.L.Ravikumar,
D.No. 3/501, Balasamuthiram,
Perumanallur,
Triuppur District – 641 666.

Online Application Number: 9ZIY3M92

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District - Avianshi Taluk – Perumanallur
Panchayat and Village – S.F.No : 147/ 2B - Site Extent 4130.00 Sq.m (1.02 Acres) – proposed Residential Layout - Technical
clearance issued - forwarded for further action - Reg

Ref :

1. Application Reference No. 9ZIY3M92/ 2026, received through Single Window Portal from Mr.L.Ravikumar, Dated. 06.01.2026.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated : 28.01.2026.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2/429/2026, Dated.23.01.2026 of Joint Director, Agricultural 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.1407/2026, dated.03.02.2026 Uploaded by the Applicant Mr.L.Ravikumar, on 31.01.2026.
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.

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. G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020.
12. G.O. No.53, Department of Housing and Urban Development, Dated: 28.02.2024.
13. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
15. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
16. Demand raised for payment of Charges Such as OSR Charges and Centage charges, Development Charges, Subdivision
Charges respectively
dated.28.01.2026 and 03.02.2026.
17. Payment details of OSR Charges and Centage charges, Development Charges, Subdivision Charges received from the
applicant respectively on
dated 03.02.2026 and 05.02.2026.
18. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

Body:

The application seeking Technical clearance for the proposed formation of Residential Layout to an extent of 4130.00 Sqm
(1.02 Acres) in the land
bearing S.F.No. 147/ 2B at Perumanallur Panchayat and Village, Avianshi Taluk, Tiruppur District, was processed as per the
prevailing rules and after
perusing the records and after conducting site inspection the applicant was directed to handover the portion of land earmarked for
roads, and public
purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 6th cited above and on receipt of payment of OSR charge, Development charge, Centage
charges vide reference
16th cited above, the Technical clearance is issued to the mentioned layout with General and Special conditions:
Layout Details:
1. Layout Extent : 4130.00 sqm (1.02 Acres)
2. No of Plots Allotted : 13 No’s.
3. Public Purposes Gifted to Local body:
(i) Layout Roads including Splay : 821.93 Sq.m
(ii) Park : 330.81 Sq.m (10%), For 10% equivalent park area OSR amount of Rs. 2,15,085 /- on 03.02.2026 paid by applicant.
(iii) Public purpose (A) for Local body : 46.88 Sq.m (1.41%)
(iv) Public purpose (B) for Tangedco : 46.82 Sq.m (1.41%)
The Technical Clearance is issued and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No. 27/2026.
General conditions:
1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the
respective Acts.
2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval issued shall be
forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration
department and the office
of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the
applicant to pay the
requisite charges for making mutation in the TamilNilam/Collabland website.
5. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this

office through mail.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only
the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase
the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same
shall be settled
through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified
by the local body
concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of
basic infrastructure like
roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners
/ developers, the local
bodies shall ensure the quality of the works done by the owners/developers. Reasonable period to be prescribed for up
keep/maintenance of the roads
and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till
60% of the plots
developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide
references 8th, 9th and 10th
cited above.
3. The local authority shall also ensure that the Layout for the land earmarked for roads, parks and land meant for public purposes
such as Local body
and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the
final approval.
4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market,
book, sell or offer for
sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project
or part of it only after
registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per
plot and 3% of market
value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the
reference 3rd cited above.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.03.17 12:57:29