Layout Application - Final Approval Letter

Roc No: 01/2025-26 Date: 5/9/25 2:44 PM

From:

Village Panchayat

Ellappalayampudur

To :

Thiru. P.Ravichandran & P. Eswaran,
Door No- 1/122, Mettukadai,
Kovai Road, Nandhavanampalayam,
Dharapuram Taluk,
Tiruppur - 638702

Online Application Number: NIV9W6GW

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District –S.F.No.435/3B2B, 6&7 of Nelali Village and Ellappalayampudur Panchayat – Kangeyam Taluk – 9473.00 sqm (2.34 Acre) Extent- Layout Approval -Reg

Ref :

1. Application Reference No. NIV9W6GW Received through Single Window Portal from Thiru. P.Ravichandran & P. Eswaran, Dated: 20.01.2025.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 31.01.2025.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2/385/2024, Dated.11.01.2024 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.750/2025 dated 07.02.2025 Uploaded by the Applicant Thiru. P. Ravichandran & P. Eswaran, on 10.02.2025.
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 Centage charges Respectively dated 31.01.2025 and 12.02.2025
15. Payment details of OSR Charges and Centage charges received from the applicant respectively on 10.02.2025 and 13.02.2025. 16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
17. Assistant Director, District Town and Country Planning Office, Tiruppur District. Letter ROC.No. NIV9W6GW /2025/TCP Dated: : 14.02.2025

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of 9473.00 sqm (2.34 Acre) in the land bearing S.F.No. 435/3B2B, 6&7 of Nelali Village and Ellappalayampudur Panchayat of Kangeyam taluk of 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 Centage charges vide reference 15th cited above, the technical clearance issued vide reference 17h cited above, Layout Approval is issued to the mentioned layout.

1) Plot area : 2.34 Acre (or) 9473.0 Sqm

2) No of plots : 42 No's

3) Area of Road : - 3037.51 Sq.m

4) Public use (Local body) : - 39.90 Sq.m

5) Public use (TANGEDCO) : - 38.67 Sq.m

6) Park area : 643.55 sq. m (Government guideline value amount has been paid by the applicant.)

subject to the following conditions:

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No. 27/2025.

2. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.

3. 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.

4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub

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 sub division for the land earmarked for road 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. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.05.09 14:44:36