

Layout Application - Final Approval Letter



Roc No: 7K7Q5O87/2024

Date: 7/26/24 2:14 PM

From:

Village Panchayat

V.Kallipalayam panchayt office Kallipalayam Kallipalayam (Po)Palladam (Tk) Tiruppur-641664

To :

Mr.K.Eswaramoorthy & Mr.V.P.S. Eswaran,
Door no 3/375, Sembuli Thottam,
Kaspa Vavipalayam,
Palladam Taluk,
Tiruppur District-641671.

Online Application Number:

7K7Q5O87

Sir/ Madam,

Sub :

Layout Approval – Rural Development and Panchayat Raj - Tiruppur District – Pongalur Panchayat Union – V.Kallipalayam Panchayat, V.Kallipalayam Village, S.F.No : 403/3A1B – 2.00 Acre - Technical clearance issued- final permission/Approval.

Ref :

1. ROC No 7K7Q5O87/2024/TCP 08.04.2024 of Assistant Director, District Town And country Planning office, Tirupur.
2. Go : 71 Date:16.06.2003, Department of Rural Development and Panchayat Raj
3. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. 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
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai(Circular).
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.16Department 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Conversion charges from certificate of Palladam Sub Registrar vide challan no : 20240626024007 Date : 26.06.2024
14. Local Body Demand fee paid Date : 12.07.2024

Body:

Technical approval for the proposed residential plot in an area of 2.00 acres in S.F.no 403/3A1B, V.Kallipalayam Village, V.Kallipalayam Panchayat, Pongalur Panchayat Union, Tirupur District, Tiruppur District Urban Development Deputy Director, as per his letter, seen in view 1. provided For the above proposed plot as per ordinance as seen in view 3 SWP/DTCP/TIRUPUR/SUBDIVISION NO. 104/2024.

Plot Area : 2.00 Acres (a) 8100.00 Sq.m.

No of Plots Allotted : 37 Nos

Public Purposes Gifted to Local body:

- i) Layout Roads including Splay : 2704.51 Sq.m.
- ii) Public purpose (A)for Local body : 44.25 Sq.m. (0.82%)
- iii) Public purpose (B) for Tangedco : 73.25 Sq.m. (1.35%)

Reserved Park Area (a) Park Guideline Value for Area : 539.55 Sq.m (Rs.5,23,363.00) (Paid by the petitioner to the appropriate Government Head)

As per view 13, 3% of the market value of the plot as per the government guide assessment land use conversion amount of Rs.2,35,440/-(Rupees Two Lakh Thirty Five Thousand Four Hundred and Forty rupees Only) has been paid to the government treasury account under the appropriate head.

According to the online receipt found in view 14, The subdivision permission fee Rs.1,05,480.00/- (One Lakh Five Thousand Four Hundred Eighty Only) has been paid to the panchayat. Therefore, as all the above fees have been received, based on the resolution of the Panchayat Council it is ordered that the approval of the map and the final approval of the plot under the conditions stated in the decree and circular found in view 1 to 12 are ordered.

The President,
V.Kallipalayam Panchayat,

Annexure :

Village

Signature Not Verified

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2024.07.26 14:14:02

