Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 6/27/25 12:07 PM

From:

Village Panchayat

North Avinashipalayam panchayat office R.Pudhupalayam, Pollikalipalayam (Po), Tiruppur South(Tk), Tiruppur_641665

To :

M/s.Global Developers, D/o. 595-2nd Floor,
J.K. Kongu Complex, Vasantham Nagar,
Singanallur, Coimbatore–641005.

Online Application Number: T7EJGVLA

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Tiruppur South Taluk - North Avinashipalayam Village – Proposed formation of housing layout to an total extent of 7.46 Acres or 30198.00 Sq.m. in the land bearing S.F.Nos : 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 at North Avinasipalayam Village and Panchayat - Final Approval - Reg.

Ref :

1. G.O. No.79 Housing and Urban Development, Dated : 04.05.2017.
2. Letter Roc.No.320/2022/TCP, Dated:07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
3. Commissioner, Rural Development and Panchayat Raj Department, Chennai, R.O.C. No.4870/2024/ Para 2.2 dated : 10.01.2025.
4. Application Reference No.T7EJGVLA/2025/TCP, received through Single Window Portal from M/s.Global Developers, Dated.01.03.2025
5. Assistant Director, Town and Country Planning Department ROCNo. T7EJGVLA/2025/TCP, Dated: 07/05/2025
6. Gift deed document No.2031/2024, dated : 23.04.2025
7. North Avinashipalayam Village Panchayat Resolution No: 103/2025-26, Dated : 26.06.2025.
8. Payment details of Development Charge, Inspection & Scrutiny fee Receipt No. 2025062642775, Dated : 26.06.2025 (Development Charge – Rs.650103/-, Inspection & Scrutiny fee – Rs.116000/- Total = Rs.766103/-)
9. Land use Conversion Charge Through E-Challan No.20250621010582, Rs.221000/- Received from the applicant, Dated : 21.06.2025.

10. Affidavit / Undertaking for Street Light Dated on : 23.06.2025.

Body:

The application seeking Final approval for the proposed formation of housing layout to the total extent of 7.46 Acres or 30198.00 Sq.m. in the land bearing S.F.Nos : 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 at North Avinasipalayam Village and Panchayat , Tiruppur South Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant(S) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT etc., as per standards specified by the local body. On receipt of payment of Open space reservation Charges and Centage charges and Sub division charges vide reference 8th & 9th cited above, the Technical clearance is issued to the mentioned Sub division with details given below and subject to the following conditions.

Tiruppur District, Tiruppur (South) circle, North Avinashipalayam Panchayat and village, S.F.Nos 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 and Road Facilities, water supply facilities have been done by the applicant. The applicant also Promise for Street Light with own risk vide reference cited 10th and if any fees as per government rules mentioned as per audit in future that the fees will also pay.

Note: The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.06.27 12:07:33