Layout Application - Final Approval Letter

Roc No: 01/2025-26 **Date:** 2/16/26 4:22 PM

From:

Village Panchayat

Kalipalayam Panchayat Office, Kalipalayam,Mulanur (p.o)- 638106.

To :

Thiru.I. Habibullah and Five Members,
No.5/6, Muthaliyar Street,
Pugalur Sugar Factory,
Pugalur Taluk,
Karur- 639113.

Online Application Number: 1BWOB7DX

Sir/ Madam,

Sub :

Approval of Plot - Tiruppur District - Mulanur Block - Kalipalayam Panchayat - R.S. No: 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1 (Total Area 5.04 Acres) Proposed Residential Plot consisting of 88 plots - Technical approval of the Town and Country Planning Department has been obtained - Basic facilities have been completed - Development charges have been paid - Final Approval has been given to the Plot - Regarding.

Ref :

1. Government Order No.: 181, Municipal Administration and Drinking Water Supply Department, Date: 09.12.2020.
2. Government Order No.: 141, Department of Housing and Urban Development, Date: 16.07.2022.
3. Government Order No.: 180, Rural Development and Panchayats Department, Date: 05.12.2024.
4. Commissioner, Rural Development and Panchayat Department's Circular (SOP) Roc. No.4870/2024/PRI.MIS-1, Date:16.05.2025.
5. Technical Approval No. 1BWOB7DX/2025/TCP, Date: 14.10.2025, of the Assistant Director, Urban Planning Department, Tiruppur District.
6. Date of development fee payment by the promotor: 12.02.2026.
7. Zonal Block Development Officer (Zone-2) Inspection Report Date 12.02.2026.

Body:

As per the technical approval of the Assistant Director of Urban Planning, Tiruppur District, as seen in Reference 3, technical approval has been granted through the Single Window Portal for the proposed residential plot constructed on 5.04 acres of land located in R.S. No.: 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1, within the limits of Kalipalayam Panchayat, Mulanur Block, Tiruppur District.

As per the government orders and guidelines from Reference1 to 4, it has been confirmed through field inspection that basic facilities such as bitumen roads, rainwater drainage facilities, street lighting facilities and drinking water facilities have been provided in the above-mentioned layout, and photographs of the same have been posted on the website.

Further, the details of the full payment of the development charges and other charges payable to this section by the promotor have been verified as follows:

Charge details and calculation:

1. Total Land Area - 5.04 Acres (or) 20388 sq m

2. Public allocations(Road/Park/Public Utility) – 6767.97 + 1408.71 + 187.04 = 8363.72 sq m

3. Net Plot Area – 12024.28 sq m (or) 129429.35 sqft

4. Development Charge (Rs. 2 per sqft) – 129429.35 X 2 = Rs. 258858.70/-

5. Plot Charge (for 88 plots) - 1000 X 88 = Rs. 88,000/-

6. Total Plots - 88 Plots

The payment of all the above fees to the Panchayat Paid as per reference 6, final approval is hereby given to 88 plots with an area of 129429.35 sq. ft. in Kalipalayam Panchayat R.S. No. 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1.

Terms And Conditions :-

1. This approval is given only for the layout map. It is not a proof of ownership to the land. In case of any dispute or civil suit regarding the land ownership, the layoutpromotor will be fully responsible for it. The Panchayat Administration has no responsibility in this regard.

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.02.16 16:22:25