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Layout Application - Final Approval Letter

Roc No: Roc No : M84TT1K0/2025/TCP

Date: 3/25/25 4:41 PM

From:

Village Panchayat

KODINGIYAM
Kodingiyam (PO)
Udumalpet(TK)
Tiruppur(D.t)
642207

To :

Mr.R.M.Karthik And Mr.P.Kanagaraj,
Door No : 4/100,
Thannirai Kaani Thottam,
Ravanapuram,
Tiruppur District 642207.

Online Application Number: M84TT1K0

Sir/ Madam,

Sub :

Sub: Residential Layout - Office of the Tiruppur District Town and Country Planning .S.F.No: 215/2 Kodingiyam Village – Kodingiyam Panchayat – Udumalaipettai Taluk - Tiruppur District – (0.64 Acre) or 2600 sqm Extent Technical clearance issued - forwarded for further action - Reg.

Ref :

1) Applicants : Thiru. Mr.R.M.Karthik And Mr.P.Kanagaraj Online application No M84TT1K0 Dated.23.01.2025
2) District Town and country planning Office, Erode, letter dated:13.12.2024.
3) Letter No.M.M.E2/10758/2024 Dated.22.01.2025 of Joint Director, Agriculture department,Tiruppur District
4) Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5) G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6) G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7) G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Department ofMunicipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10) Government Letter No.19113/Nov 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).

Body:

1. The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout to an extent of (0.64 Acre) or 2600.00 Sq.m in the land bearing S.F.No:, 215/2 Kodingiyam Village – Kodingiyam Panchayat, Udumalaipettai Taluk, Tiruppur District was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for local body(0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.
2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.
3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed. Road area and Public Purpose-A(Local body) Gift deed document no.354/2025 Date:31.01.2025., Public Purpose-B(TANGEDCO) Gift deed document no. 354/2025 Date: 31.01.2025.
4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.
5. The fees/charges collected from the applicant are as follows:
Layout approval fees : 31052.00 /- Dt.:22.03.2025.
Layout inspection fees : 1000/- Dt.:22.03.2025.
Conversion charges :43680.00/- Dt.:06.03.2025
(Recepit No.20250322004101 Date. 22.03.2025)
Therefore, Subject to Specific Conditions,Tiruppur District, Udumalaipettai Taluk, Kodingiyam Panchayat, Kodingiyam Village, S.F.No: 215/2 extent of (0.64 Acre) or 2600.00 sqm. It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:

1. Tiruppur District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: M84TT1K0 /2025/TCP Dated: 05.02.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No – 20 / 2025.
2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the plots to be sold by the

Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

11. Applicant should obtain permission from the concerned The special officer/President of Kodingiyam Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

15. Details of allotments of plots for which technical approval has been granted:

1) Plot area : 2600.00 Sq.m

2) No of plots : 12 Nos

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.03.25 16:41:25



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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