Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 4/2/24 12:48 PM

From:

Village Panchayat

Madhapur panchayat office,Velavan ngar Madhapur(po)Palladam (Tk) Tiruppur-641667

To :

Mr.P.Gopalakrishnan Manager,
For Top light Homes pvt ltd,
Door no 1/328,
Bharathy nagar,
Mangalam road,
Velayuthampalayam,
Tiruppur-641 654.

Online Application Number: RCEIX7N8

Sir/ Madam,

Sub :

Residential Layout - Office of the Madhapur Village Panchayat office, Pongalur panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 5.40 Acre or 21780.00Sq.m in the land bearing S.F.No.3/1 at Madhapur Village – Palladam Taluk - Tiruppur District - Final Approval - Reg.

Ref :

1.Application Reference No. RCEIX7N6 dated.08.12.2023.received through Single Window Portal from Mr.P.Gopalakrishnan , Tiruppur.
2.Planning Permission approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:RCEIX7N6/2024/TCP dated: 20.02.2024.
3. Gift deed document no. 2032/2024, dated.05.02.2024 Uploaded by the applicant Mr.P.Gopalakrishnan,on 09.02.2024.
4.Payment details of Scrutiny fee received from the applicant dated 15.03.2024
5.Payment details of Land use conversion charge received from the applicant by E-Challan dated 26.02.2024.
6.Payment details of Development Charge received from the applicant by Cheque dated 26.02.2024.
7.Madhapur Village Panchayat Resolution.No:280/2024 dated.14.03.2024

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 5.40 Acre or 21780.00Sq.m in the land bearing S.F.No.3/1 at madhapur Village, Palladam Taluk , Tiruppur District was processed as per the prevailing rules and after perusing the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1. Scrutiny fee - Rs.1,02,000/-
2. Land Use Conversion Charge - Rs.1,13,400/-
3. Development Charge - Rs.2,69,875/-

On payment of above fee vide reference 4th,5th & 6th respectively cited above, The Subject was passed for the layout final approval at Madhapur Village Panchayat ward Members meeting held on 14.03.2024 and the Resolution .No:280/2024 vide reference 7 th cited above,

Layout Details :

Sl.no Details

1. Layout Extent - 5.40 Acres or 21870.00Sq.m.
2. No of Plots Allotted - 102 Nos
3. EWS Plots Extent
   EWS Plots nos: (36-66)-31 Nos 1731.74 Sq.m(10.71%).
4. Public Purposes Gifted to Local body:
   i).Layout Roads including Splay 5694.39 Sq.m.
   ii) Public purpose (A)for Local body 92.96 Sq.m. (0.57%)
   iii) Public purpose (B) for Tangedco 92.96 Sq.m. (0.57%)
   iv).Park Extent 1644.76 Sq.m (10.17%)

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.

The final Approval is issued to the above-mentioned layout and the number is assigned as 01/2024-2025 .

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.02 12:48:35