Layout Application - Final Approval Letter

Roc No: 356/2024 Date: 6/9/25 12:53 PM

From:

Executive officer

Uthukuli Town Panchayat, 54 Vandipettai, Uthukuli R.S Tiruppur District 638752

To :

Thiru.P.K.Durasamy,
72,MudhaliThottam,
Veerappanchathiram,
Erode– 638004

Online Application Number: WXN7QFUL

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No-WXN7QFUL /2023/TCP– Tiruppur District, Uthukuli Taluk, Uthukuli Town Panchayat , Tiruppur District, Uthukuli Village Re.S.F.No183/1B2B2A– Extend of 1.72 Acre (6964.00 sqm) – Technical Clearance Issued - Final Approval - Reg.

Ref :

1.Town and Country Planning Department Letter Roc No.WXN7QFUL /2023/TCP Dt.18/10/2023
2.Uthukuli Town Panchayat Resolution No.46/2025, Dated:27.05.2025.

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. WXN7QFUL /2023/TCP Dt.18/10/2023 to develop 1.72 acres (OR) 6964.00 sqmt of land in Uthukuli Town Panchayat, Uthukuli Taluk, Tiruppur District Technical approval has been granted by Joint Director / Deputy Director / Assistant Director (i/c) of Tiruppur District Town and Country Planning SWP/DTCP/Tiruppur/Layout NO.273/2023 Date-18.10.2023. As per this Town Panchayat Council Resolution No. 46/2025. Dt.27.05.2025, the final approval proposal was approved.

The BT road and Drainage works in the said plot have been carried out by the Applicants and have been inspected they are in good condition. Charges total amount Rs.1329121/- include

the land use conversion fee Rs.337320/- and as mentioned in Town and Country Planning Department technical permission letter 3% of the market value of land and Security Deposit Rs.200000/-as per Challan No.186/2025-2026 dated 09.06.2025 was paid. So that, the final approval is issued to the mentioned layout subject to the following Conditions.

Conditions:

1. Technical permission for residential layout is granted subject to special conditions, layout conditions and conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this layout.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid layout approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this layout or sub-division of layout shall require proper approval from the concerned officer.
6. Assistant Director of Tiruppur Town and Country Planning vide layout plan SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.273/2023, dated on 18.10.2023 Plots should be sold only as notified on 18.10.2023.
7. There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Uthukuli Register office Gift deed documents.
8. The public utility areas should be handed over to the Town Panchayat by the layout owners after erecting wire fences and handing over the Patta to the Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this layout later on.
11. All conditions of Tiruppur Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the layout permission issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the Applicants to the Town Panchayat every 6 months until the plots are sold.

Executive officer

Signature Not Verified

Signed by: Executive Officer
Location:Tiruppur
Date:2025.06.09 12:53:28