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Layout Application - Final Approval Letter

Roc No: 37/2025 Date: 14/03/2025

From:

Executive officer
6, Vasantham Nagar, Madathukulam Road, Komaralingam 642 204, Madathukulam Taluk,
Tiruppur District - 642204

To :

S.Waheedha W/o
SJ Sadiq basha,
D.No 22/231, New
Door no.24/711
Oasis House,
Kunnathur medu
PoSirakkadu,
Palakkad Taluk
Kerala State

Online Application number : TW73A1ZI

Sir/ Madam,

Sub :

Tiruppur District - Komaralingam Town Panchayat - Residential Layout Approval - SF.No. 68/1A3, 68/1B – 2.05 Acres (or) 8298.00 Sqm Extent – 202/2024 Date-21.08.2024 Technical Clearance Issued - Final Approval - Reg.

Ref :

Town and Country Planning Department Letter Roc No.TW73A1ZI/2024/TCP Dt.21/08/2024

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. TW73A1ZI/2024/TCP Dt.21/08/2024 to Develop 2.05 acre of land in Komaralingam Town Panchayat, Madathukulam Taluk, Tiruppur District with an area of 2.05 acre Technical approval has been granted as on 21/08/2024. Further, according to Kanlyur Registrar Gift Deed Correction Document No.761/2025 dated 13.02.2025, the proposed subdivision road with an area square meters and corners of 2517.67 and public use space with an area of 36.60 square meters have been handed over to the Town Panchayat by Resolution No. 21/2025 of this Town Panchayat Council Approved as on 17.02.2025.

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The BT road and drainage works in the said plot have been carried out by the petitioner and have been inspected by Arulmigu Palaniandavar Polytechnic College, Palani and a certificate has been issued that they are in good condition. The Town panchayat demand payment of Rs.955221.00 Via Online dated 17.02.2025, final approval is decreed with following conditions for the residential plot.

Conditions :

1.Technical permission for residential plot is granted subject to special conditions, plot 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 plot.

3.The land lords must act on the instructions given by the Executive Officer.

4.In case the actual paid plot 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 plot or sub-division of plots shall require proper approval from the concerned officer.

6.Deputy Director of Tiruppur Town and Country Planning vide plot plan SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.202/2024, Dated on 21.08.2024 Plots Should be sold only as notified on 21.08.2024.

7.There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Kaniyur Register office Gift deed documents.

8.The public utility areas should be handed over to the Town Panchayat by the plot 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 plot later on.

11.All conditions of Tiruppur Town and Country Planning Department attached here to are applicable. If the plots are sold in violation of the conditions, the subdivision permission issued by this authority will be cancelled without any prior notice.

12.Vacant land tax shall be paid by the petitioner to the Town panchayat every 6 months until the plots are sold.

Komaralingam (First Grade) Town Panchayat
Komaralingam
642 204
Tiruppur District

14/2/2025

Executive officer
Komaralingam Town panchayat
Tiruppur District

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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