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Layout Application - Final Approval Letter

Roc No: 3/2024-2025

Date: 11/21/24 11:19 AM

From:

Village Panchayat

THATHANUR PANCHAYAT OFFICE SAVAKATTUPALAYAM, AVINASHI

To :

Thiru Sivaraj,
11/61, Ranagammal kadai veethi ,Savakkattupalayam, Emmampoondi (PO), Nambiyur(TK),Erode(Dist),

Online Application Number: XJYZ80FA

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Panchayat Union Thathanur Village Panchayat acknowledging and Approving in S.F.No.424/1A2 extent of 1777.00 Acre - 0.43 3/4 Acre. Residential Plot - Technical Clearance issued By Town and Country Planning Department – Final Approval reg.

Ref :

1. Application Reference No XJYZ80FA Received through Single Window Portal from Thiru Sivaraj, ated: 07.11.2024.
2. Road pattern plan approved by the District Town and Country planning office, Tiruppur, dated:05.09.2024
3. DTCP Letter No.24282/2005LA2, Dated 04.05.2006.
4. G .O.(Ms .) No.18,MA&WS Department Dated 04.02.2019.
5. G .O.(Ms .) No.16,MA&WS Department Dated 31.01.2020.
6. G.O.No.181, Housing and Urban Development Department, Dated 09.12.2020.

Body:

ORDER :
1.The Applicant seeking technical clearance for th proposal formation of residential Sub Division to an extent of 1777.00 sqm (0.43.3/4 Acre)in the land bearing S.F.No.424/1A2 Svakkattupalayam at Thathanur Village Panchayat Avinashi Panchayat Union Tiruppur

District,was processed as per the prevailing rules and after perusing the records and after conducting site inspection,
The applicant was direct to remit the OSR charges and centage charges vide reference 13th cited above.On recipt of payment of OSR Charges and centage charges vide 14th cited above, the technical clearance is issued to the metioned Sub Division Subject to the following conditions. Payment extent of 1777.00 sqm 259 /2024 dated on 03.10.2024 subject to Special conditions and Technical clearance to the local Authority.

2.Received with letter from theTown and Country Planning Department (Planning Permission), Tiruppur District the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and on site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains. Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 460.49 Sq.mt, Roads area of 1777 Sq.mt and Park area 150.46 Sq.m are donated to the Thathanur Village Panchayat with the Document No.2426/2024, Dated.18.06.2024, and TANGEDCO area of 10.00Sq.mt

3.According to the ordinance in Reference No 4: Market value of 3% (Land conversion charge) for Residential Layout Plot of Rs.6600/- (Rupees Six thousand Six hundred rupees only) has been paid by the Applicant towards State Bank of India. E-Challan Number .20241119032086 Dated
19.11.2024 and the bank Receipt has been handover to the Thathanur Village Panchayat by the Applicant.
4.The fees/Charges collected from the applicant are as follows :Layout Inspectionl Fees : Rs.10000/-Dated 19.11.2024 and Layout Development Fees : Rs.20370 /-Dated 19.11.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, Thathanur Village Panchayat S.F.No.424/1A2 extent of 0.43 3/4 Acres It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1.Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No: 259/2024/TCP Dated: 03.10.2024and Residential Layout Technical Clearance/ Concurrence/PlanningPermissionissuedNumberSWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.259/2024 dated on 03.10.2024. All the Special conditions mentioned must be strictly followed :
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 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 registrationschanges in land ownership.
9.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.Details of allotments of plots for which technical approval has been granted:
1. Plot area : 0.43 3/4 Acres (or) 1777.00Sq.m
2. No of Plots : 9
4. Public use (Local body) : 10.00Sq.m
5. TANGEDCO Area : 10.00 Sq.m

President

1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2.The Sub Registrar, Office of the Sub Registrar,Nambiyur .

Village



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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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