Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 6/6/25 4:02 PM

From:

Village Panchayat

BODIPATTI
Bodipatti(po)
Udumalpet
Tiruppur(D.t)
642154

To :

To :
Tmt. S.Anitha,
No.2/100, Santhamani Nagar,
Bodipatti,
Udumalaipettai Taluk,
Tiruppur- 642 154

Online Application Number: 8JC16SB0

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office -Tiruppur District Udumalaipettai Taluk– Udumalaipettai Panchayat Union – Bodipatti Village and Panchayat – S.F.No. 65/A1A1B2 - extent of 2564.00 sqm (0.63 Acre) - Technical Clearance issued - final approved - Reg.

Ref :

1. Town and Country Planning Department(Planning Permission) Roc.no: 8JC16SB0/2025/TCP Date : 23/01/2025
2. Bodipatti Panchayat Resolution No: 33/04.06.2025
3. Challan No : 2025-2026/32/12/4/7/18 22.05.2025 , SBI Challan No : 20250529007157/29.05.2025

Body:

LOCALBODY and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 6th cited above, and on receipt of payment of Centage charges vide reference 15th cited above, the Technical Clearance issued to the mentioned layout subject to the Body: following conditions:
1.The Technical Clearance issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No.12 /2025
2. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the Technical Clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for Roads, and land meant for Public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the LOCALBODY / TANGEDCO concerned before issuing the final approval.
4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or

part of it
only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.
6. Bodipatti Panchayat Resolution No: 33/04.06.2025
7. Challan No : 2025-2026/32/12/4/7/18 22.05.2025 , SBI Challan No : 20250529007157/29.05.2025

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.06.06 16:02:17