Layout Application - Final Approval Letter

Roc No: 35 / 2025-2026 **Date:** 3/25/26 6:06 PM

From:

Village Panchayat

Sivanmalai

To :

Thiru. Periyasamy
Thiru. Samiyappan
Door No. 1/19E, Vaikalmedu
Tiruppur Road, Kangayam - 638701

Online Application Number: XBP90H49

Sir/ Madam,

Sub :

Approval of Residential layout- Tirupur district - Kangayam panchayat Union – Sivanmalai Village Panchayat Technical approval has been received for the proposed residential layout measuring 0.60 Acre or 2428 Sq.m S.F.No.: 1419/2B2 at Sivanmalai Village- Kangayam Taluk- - Approval and final approval of the Residential layout -Reg

Ref :

1.Application Reference No. XBP90H49 received through Single Window Portal from Thiru. Periyasamy ,Thiru. Samiyappan Date :28.08.2025

2.Planning Permission approved by the Joint Director Assisstant Director / Depty Director/ District Town and country planning Office,Tiruppur, vide R.O.C.No: XBP90H49 /2025/TCP Date : 23.10.2025

3.Gift deed document no. 5529/2025, dated.30.09.2025 Uploaded by the applicant Thiru. Periyasamy, Thiru. Samiyappan

4.Payment details of OSR Fees Received From the Applicant Dated 10.10.2025 and Centage

charges received from the applicant dated 17.10.2025

5.Payment details of Development Charge, dated 17.10.2025 land use conversion charge Date. 24.03.2025 and Scrutiny fee Date: 28.08.2025

6.Received from the applicant dated 28.08.2025

7.Sivanmalai Village Panchayat Resolution.No : 20 Date : 12.03.2026

8.G.O.No.18 Department of Municipal Administration and water supplyDated:04.02.2019

9.G.O.No.16 Department of Municipal Administration and water supply Dated:31.01.2020

10.G.O.No.181 Department of Housing and Urban Development Dated:31.01.2020.

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 0.60 Acre or 2428.00 sq.m in the land bearing S.F.No. 1419/2B2 Sivanmalai Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using 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 .Development Charge - Rs.3675 /- Dated on 17.10.2025

2. Secrutiny fee - Rs.3642/- Dated on 28.08.2025

3 land use conversion charge - Rs.79190/-
E-Challan no : 20260324035235, Date on :24.03.2026

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Sivanmalai Village Panchayat meeting held on 12.03.2026 and the Resolution .No : 20 vide reference 7th cited above.

Layout Details :

S.NO Details

1. Layout Extent – 0.60 Acre (or) 2428.00 Sq.m

2. No of Plots Allotted – 9 owner land

3. Public Purposes Gifted to Local Body

i). Layout Roads including Splay 668.90 Sq.m.

ii). Public purpose (A)for Local body 30.13Sq.m. (1.71%)

iii). Public purpose (B) for Tangedco 21.69 Sq.m. (1.23%)

The Applicant paid Rs. 193501/- on 10.10.2025 as Open Space Reservation Charges against allotted Park Area of 175.91 Sq.m (10%) as per Govt Orders and the Receipt of Payment vide reference 4th cited

Condition 2
Assistant Director,Urban Development Department, Tirupur zone should process the activity by granting technical permissions on SWP/DTCP/Tiruppur/Layout NO. 180/2025 shall be defined by boundary stones.

Condition 3
It is the responsibility of the owner to pay if any charges other than those paid at the time of obtaining permission should be paid within 7 days.

Condition 4
If any or all of the above conditions are violated or the Residential layout is constructed in deviation from the approved plan, the owner Shall be liable to action and fine as per rules.

Condition 5
This Sub-division permission is subject to cancellation or modification if the Executive officer considers that this subdivision permission has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.

Condition 6
Violation of any of the above conditions will result in the cancellation of accreditation.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.03.25 18:06:22