Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 9/4/24 5:35 PM

From:

Village Panchayat

Thonguttipalayam panchayat office , Thonguttipalayam ,Thonguttipalayam(po),Pollikalipalayam (via), Tiruppur south (Tk) - Tiruppur - 641665

To :

Rathinasamy & 2 Others

Online Application Number: TWGOMMRP

Sir/ Madam,

Sub :

Residential Layout - Office of the Thonguttipalayam Village Panchayat office, Pongalur panchayat Union, Tiruppur District –
proposed formation of housing layout to an total extent of 4.04 Acre or 16356.00Sq.m in the land bearing S.F.No.538/1A2A, 538/1A2B, 538/2A2A, 538/2A2B & 538/2D2 at Thonguttipalayam Village – Tirupur south Taluk - Tiruppur District – Final Approval - Reg

Ref :

1. Application Reference No. TWGOMMRP/2024/TCP dated. 29.05.2024, received through Single Window Portal from Mr.M.Rathinasamy & 2 Others ,Tiruppur.
2. Planning Permission approved by the Assisstant Director, District Town and country planning Office,Tiruppur, vide R.O.C.No:TWGOMMRP/2024/TCP dated:05.07.2024.
3. Gift deed document no. 3206/2024 and 3207/2024, dated.02.07.2024 Uploaded by the applicant Mr.M.Rathinasamy & 2 Others on 03.07.2024.
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 04.07.2024
5. Payment details of Development Charge, Land use conversion charge and Scrutiny fee received from the applicant dated 04.07.2024
6. Thonguttipalayam Village Panchayat Resolution.No : 28/2024 dated.21.08.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 4.04 Acre or 16356.00Sq.m in the land bearing S.F.No.538/1A2A, 538/1A2B, 538/2A2A, 538/2A2B & 538/2D2 at Thonguttipalayam Village, Tirupur south Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records , gift deeds vide reference 6th 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 + Land use conversion Charge - Rs.1,28,500 + Rs.1,57,681 = Rs.2,86,181 /-

2.Scrutiny fee - Rs.85,000/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 15th cited above, The Subject was passed for the layout final approval at Thonguttipalayam Village Panchayat ward Members meeting held on 21.08.2024 and the Resolution .No:28/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent – 4.04 Acres or 16356.00Sq.m.
2.	No of Plots Allotted - 85 Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 4675.08 Sq.m.
	ii). Public purpose (A)for Local body 59.23 Sq.m. (0.51%)
	iii). Public purpose (B) for Tangedco 59.30 Sq.m. (0.51%)
	iv). Park 1172.60 Sq.m. (10.04%)

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The final Approval is issued to the above mentioned layout and the number is assigned as 01/2024-2025 .

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.09.04 17:35:33