

Layout Application - Final Approval Letter



Roc No: 01/2024-25

Date: 4/10/24 9:26 PM

From:

Village Panchayat

Ellappalayampudur

To :

M.Murugesan,
No: 15/2, 2nd Cross Road, Sherif Colony, Cottan Market, Nallur,
Tiruppur – 641604

Online Application Number:

ZFIDFCJA

Sir/ Madam,

Sub :

Residential Layout – office of Tiruppur District, Nelali Village, Ellappalayampudhur Panchayat - Kangayam Taluk, acknowledging and Approving in S.F.No : 188/2A extent of 8502.00 Sqm (2.10 Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – Reg

Ref :

1. Application Reference No. ZFIDFCJA Received through Single Window Portal from Thiru. M.Murugesan, Dated: 14.12.2023.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 21.01.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis.E2/11713/2023, Dated.02.01.2024 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.368/2024 and 369/2024 dated 23.01.2024 Uploaded by the Applicant Thiru. M.Murugesan on 27.01.2024.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O. No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.16 Department of Municipal Administration

and Water Supply, dated: 31.01.2020 and G.O. No.181, Department of Housing and Urban Development, Dated:09.12.2020.

9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.

11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

13. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

14. Demand raised for payment of Charges Such as OSR Charges and Centage charges Respectively dated 21.01.2024 and 28.01.2024.

15. Payment details of OSR Charges and Centage charges received from the applicant respectively on 27.01.2024 and 29.01.2024.

16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

17. Town and country planing Department (Planning Permission) Tirupur ROC.No : ZFIDFCJA/2024/TCP Dated : 03.02.2024

18. Technical Clearance /Concurrence /Planning Permission issued Layout number : 30/2024

Body:

Conditions:-

1.Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No: ZFIDFCJA/2024/TCP Dated: 03.02.2024 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.30/2024. 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 registrations changes in land ownership.

9.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or open space handover to the local body id not permitted.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotment of plots for Which technical approval has been granted.

1. Plot area : 8502 Sq.mts (2.10 Acre)

2.No of Plots : 35

3.Area of Road : 620.15 Sq.m

4.Public use (Local body) :40.74 Sq.m

5.Public use (TANGEDCO) :56.15 Sq.m

President/Excutive Officer

Ellappalayampudur Panchayat,

Kundadam Union.

M.Murugesan,

No: 15/2, 2nd Cross Road, Sherif Colony, Cottan Market, Nallur,

Tiruppur – 641604

Copy to :

1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601



Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2024.04.10 21:26:33

