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Layout Application - Final Approval Letter



Roc No: 1/2024-2025

Date: 5/8/24 3:08 PM

From:

Village Panchayat

Pappini

To :

Thiru.Murugesan and Tmt. Shanthi,
Door No. 14/48-49,
T.C. Market, Second Street,
Tiruppur – 641604.

Online Application Number:

A5WJ88G3

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Kangeyam Panchayat Union Pappini village Panchayat acknowledging and Approving in S.F.No.195/1D, 1C, 196/1B, 1C, 1E, 199/1B, 2B2, 200/2C, 2D and 2E extent of 6.44 Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

1. Application Reference No. A5WJ88G3 Received through Single Window Portal from Thiru.Murugesan and Tmt. Shanthi,Dated 26.01.2024
- 2.Letter No.13686/2017/LA1, Dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
- 3.Letter No.1220/2017/CP Dated 28.09.2017 of commissioner ofTown and Country Planning, Chennai (Circular)
- 4.G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
- 5.Town and country planning Department (Planning Permission)Tiruppur ROC.No: A5WJ88G3/2024/TCP Dated: 26.01.2024
- 6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUT No.69/2024 Date 26.01.2024

Body:

Proceeding for Tiruppur District, Kangeyam Panchayat Union. Pappini Panchayat Executive Officer /President

Thurumathi. P.KALAVATHI.

Letter No : 01/2024-2025 Date : 06.05.2024

Sub : Residential Layout – Office of Tiruppur District, Kangeyam Panchayat Union Pappini village Panchayat acknowledging and Approving in R.S.F.No. 195/1D, 1C, 196/1B, 1C, 1E, 199/1B, 2B2, 200/2C, 2D and 2E extent of 6.44 Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg.

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6.Technical Clearance/Concurrence/Planning Permission issued Layout number:

SWP/DTCP/TIRUPPUR/LAYOUT No.69/2024 Date 26.01.2024

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Kangeyam union, Pappini Panchayat Palangarai village. S.F.No. 195/1D, 1C, 196/1B, 1C, 1E, 199/1B, 2B2, 200/2C, 2D and 2E extent of 6.44 Acre proposed residential layout,TheTechnical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.69/2024 dated on 26.01.2024 subject to Special conditions and Technical clearance from 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 126.67 Sq.mr, Roads area of 8754.50 Sq.mr are donated to the Pappini Village Panchayat with the Document No.1224/2024 Dated 26.02.2024 and Public use (TANGEDCO) area of 107.9 Sq.mr Doc.No.1224/2024 Dated 26.02.2024 Registered at the Kangeyam Sub Registrar Office.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.1,54,560- (Rupees One Lakh Fifty Four Thousand Five hundred and Sixty only) has been paid by the Applicant towards State Bank of India. E-Challan Number .20240402004020 Dated 02.04.2024 and the bank Receipt has been handover to the Pappini Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :

Layout approval Fees : Rs.3,85,000/-Dated 04.05.2024

Layout inspection Fees : Rs.5,000/-Dated 04.05.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Kangeyam Union, Pappini Village Panchayat S.F.No.: 195/1D, 1C, 196/1B, 1C, 1E, 199/1B, 2B2, 200/2C, 2D and 2E extent of 6.44 Acre extent of 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:

A5WJ88G3/2024/TCP Dated: 26.01.2024 and Residential Layout Technical Clearance/
Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL
No.69/2024. 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 is 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 allotments of plots for which technical approval has been granted:

1.Plot area : 6.44 Acres (Or) 26072.00 Sq.m

2.No of Plots : 65

3.Area of Road : 8754.50 Sq.m

4.Public use (Local body) : 126.67 Sq.m

5.Public use (TANGEDCO) : 107.9 Sq.m

6.Park Area : 1761.45 Sq. m

President/ Executive Officer

Pappini panchayat

Kangeyam panchayat Union

To

Thiru.Murugesan and Tmt. Shanthi,

Door No. 14/48-49,

Classification: Internal - Regulator Shareable

T.C. Market, Second Street,

Tiruppur – 641604

Copy to :

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, Kangeyam.

Village

Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2024.05.08 15:08:40



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
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