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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2025-26

Date: 11/17/25 3:17 PM

From:

Village Panchayat

Ellappalayampudur

To :

Thiru. AYYAPPAN AND AJAIY
Door.No - 1/877, Palani Andavar Nagar,
K.Chettipalayam, Dharapuram Road,
Tirupur - 641604

Online Application Number: W77KITFZ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District –S.F.No : 191/3C of Nelali Village and Ellappalayampudur Panchayat – Kangeyam Taluk – 9920.00 sqm (2.45 Acre) Extent- Layout Approval -Reg

Ref :

1. Application Reference No. W77KITFZ Received through Single Window Portal from Thiru.Ayyappan and Ajaiy, Dated:
29.03.2025.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 22.04.2025.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2 / 2733 / 2025, Dated. 11.04.2025 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. 2632 / 2025 dated 07.05.2025 Uploaded by the Thiru.Ayyappan and Ajaiy
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 22.04.2025 and
14.05.2025.
15. Payment details of OSR Charges and Centage & Development charges received from the applicant Respectively dated
14.05.2025 and 23.05.2025.
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular)
17.Assistant Director, District Town and Country Planning Office, Tiruppur District, Letter ROC.No .W77KITFZ/2025/TCP Dated : 27.05.2025

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of 9920.00 sqm (2.45 Acre) in the land bearing S.F.No. 191/3C of Nelali Village and Ellappalayampudur Panchayat of Kangeyam taluk of Tiruppur district, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body 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 vide reference 17h cited above, Layout Approval is issued to the mentioned layout.
1) Plot area : 2.45 Acre (or) 9920.0 Sqm
2) No of plots : 36 No’s
3) Area of Road : - 3120.38 Sq.m
4) Public use (Local body) : - 57.22 Sq.m
5) Public use (TANGEDCO) : - 38.88 Sq.m
6) Park area : 679.96 sq. m (Government guideline value amount Rs . 46237/-has been paid by the applicant.)
subject to the following conditions:
1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No. 95/2025.
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 Body:
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 road and land meant

for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/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. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

Village Panchayat President,
Ellappalayampudhur Panchayat

Village

THE LANDLENS SUITE

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.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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

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

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

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

Verified RealEstate™

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

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