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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2024-2025 Date: 10/28/24 10:10 AM

From:

Village Panchayat

THATHANUR PANCHAYAT OFFICE SAVAKATTUPALAYAM, AVINASHI

To :

Thiru Sivaraj, Thirumathi Latha, Thirumathi Kalamani ,Thirumathi Mageswari
11/61, Ranagammal kadai veethi ,Savakkattupalayam, Emmampoondi (PO), Nambiyur(TK),Erode(Dist),

Online Application Number: 2JAGAALL

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Panchayat Union Thathanur Village Panchayat acknowledging and Approving in S.F.No.424/1J&424/1M extent of 9050.00 Acre - Residential Plot - Technical Clearance issued By Town and Country Planning Department – Final Approval reg.

Ref :

1.Application Reference No 2JAGAALL Received through Single Window Portal from Thiru Sivaraj, Thirumathi Latha, Thirumathi Kalamani ,Thirumathi Mageswari Dated: 13.09.2024.
2.Road pattern plan approved by the District Town and Country planning office,Tiruppur, dated:05.09.2024
3.DTCP Letter No.24282/2005LA2, Dated 04.05.2006.
4. G .O.(Ms .) No.18,MA&WS Department Dated 04.02.2019.
5.G .O.(Ms .) No.16,MA&WS Department Dated 31.01.2020.
6.G.O.No.181, Housing and Urban Development Department, Dated 09.12.2020.

Body:

ORDER :
1.The Applicant seeking technical clearance for th proposal formation of residential Sub Division to an extent of 9050.00 sqm (2.23.1/2 Acre)in the land bearing S.F.No.424/1J & 424/1M

Svakkattupalayam at Thathanur Village Panchayat Avinashi Panchayat Union Tiruppur District,was processed as per the prevailing rules and after perusing the records and after conducting site inspection,

The applicant was direct to remit the OSR charges and centage charges vide reference 13th cited above.On recipt of payment of OSR Charges and centage charges vide 14th cited above, the technical clearance is issued to the metioned Sub Division Subject to the following conditions. Payment extent of 9050.00 sqm 220 /2024 dated on 16.08.2024subject to Special conditions and Technical clearance to 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 2636.27 Sq.mt, Roads area of 9050 Sq.mt and Park area 648.57 Sq.mt are donated to the Thathanur Village Panchayat with the Document No.948/2024, Dated.05.03.2024, and Document No.2426/2024 Dated 19.06.2024 and TANGEDCO area of 38.80Sq.mt

3.According to the ordinance in Reference No 4: Market value of 3% (Land conversion charge) for Residential Layout Plot of Rs.37065/- (Rupees Thirty seven thousand Sixty five rupees only) has been paid by the Applicant towards State Bank of India. E-Challan Number .20241023017122 Dated 23.10.2024 and the bank Receipt has been handover to the Thathanur Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :Layout Inspectionl Fees : Rs.10000/-Dated 23.10.2024 and Layout Development Fees : Rs70000 /-Dated 23.10.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Union, Thathanur Village Panchayat S.F.No.424/1J & 424/1M extent of 2.23 1/2 Acres 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: 220/2024/TCP Dated: 16.08.2024and Residential Layout Technical Clearance/ Concurrence/PlanningPermissionissuedNumberSWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.220/2024 dated on 16.08.2024. 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 registrationschanges in land ownership.

9.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 : 2.23 1/2 Acres (or) 9050.00Sq.m
2. No of Plots : 39
3. Area of Road : 2636.27Sq.m

4. Public use (Local body) : 41.70Sq.m
5. Park area (Local body) : 648.57 Sq.m
6. TANGEDCO Area : 38.80 Sq.m

President
Thathanur
panchayat

AvinashiPanchayat
Union

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

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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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