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Layout Application - Final Approval Letter

Roc No: 3/2024-2025

Date: 12/17/24 6:30 PM

From:

Village Panchayat

Madhapur panchayat office,Velavan ngar Madhapur(po)Palladam (Tk) Tiruppur-641667

To :

Mr.Selvakumar and Mr.Meenatchi Sundaram

Online Application Number: Y6XGVBEA

Sir/ Madam,

Sub :

Residential Layout - Office of the Madhapur Village Panchayat office, Pongalur panchayat Union ,Tiruppur District – Proposed formation of housing layout to an total extent of 0.52 Acre or 2092.0.00Sq.m in the land bearing
S.F.No.171/1A2, 171/1B2, 152/1C2 at Madhapur Village – PalladamTaluk - Tiruppur District - Final Approval - Reg.

Ref :

1. Application Reference No. Y6XGVBEA dated. 29.09.2024 , received through Single Window Portal from Mr.Selvakumar and Mr.Meenatchi Sundaram , Palladam ,Tiruppur.
2. Planning Permission approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:Y6XGVBEA/2024/TCP dated: 20.09.2024.
3. Gift deed document no. 13858/2024, dated.22.08.2024 and 13857/2024 dated.22.08.2024 Uploaded by the applicant Mr.Selvakumar and Mr.Meenatchi Sundaram on 04.09.2024.
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 04.09.2024 & 14.09.2024.
5. Payment details of Development Charge , Land use conversion charge and Scrutiny fee received from the applicant dated 04.09.2024 & 14.09.2024

6. Madhapur Village Panchayat Resolution.No : 67/2024 dated.23.11.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 0.52 Acre or 2092.00Sq.m in the land bearing S.F.No.171/1A2, 171/1B2 & 152/1C2 at Madhapur Village, Palladam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd 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 + Centage charge - Rs.3,138 + Rs.6,000 = Rs.9,138 /-

2.Scrutiny fee - Rs.3,138/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Madhapur Village Panchayat ward Members meeting held on 23.11.2024 and the Resolution .No:67/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent – 0.52 Acres or 2092.00Sq.m.
2.	No of Plots Allotted - 13Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 512.60 Sq.m.
	ii). Public purpose (A)for Local body 9.37 Sq.m. (0.59%)
	iii). Public purpose (B) for Tangedco 8.85 Sq.m. (0.56%)

The Applicant paid Rs 1,72,290.00/- as Open Space Reservation Charges in lieu of 10% area to be reserved as per rule no.41 of TNCDBR-2019.

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.

Village



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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