

RE

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Layout Application - Final Approval Letter



Roc No: 09/2025-2026

Date: 2/28/26 12:55 PM

From:

Village Panchayat

KANNAMANAICKNUR
Malaiyandigoundanur(PO)
Udumalpet(TK)
Tiruppur(D.T)
642154

To :

Thiru.Selvadeepan,
Door no : 2/56, Poo Maidhana street,
Angalakurichi, Pollachi Taluk,
Coimbatore District 642007.

Online Application Number:

I9CYRVX0

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District – S.F.No . 236/3A2 of Kannamanaickanur Village - Kannamanaickanur Panchayat – Udumalaipettai Taluk – 6043.00 sqm (1.4925 Acres) Extent Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Application Reference No. I9CYRVX0 Received through Single Window Portal from Thiru.Selvadeepan, Dated : 27.10.2025.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated : 20.11.2025.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2/9506/2025, Dated.13.11.2025 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.12986/2025 dated.09.12.2025 Uploaded by the Applicant. Thiru.Selvadeepan on 19.12.2025.
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:

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

Body:

The application seeking technical clearance for the proposed formation of housing layout to an extent of 6043.00 sqm (1.4925 Acres) in the land bearing S.F.No. 236/3A2 of Kannamanaickanur Village and Panchayat of Udumalaipettai 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 is issued to the mentioned layout subject to the following conditions:

Layout Details: 1. Layout Extent : 6043.00 sqm (1.4925 Acre)

2. No of Plots Allotted : 29 Nos.

3. Public Purposes Gifted to Local body:

(i) Layout Roads including Splay : 2115.28 Sq.m

(ii) Park : 392.77 Sq.m (10%), For 10% equivalent park area OSR amount of Rs. 4,28,513.00/- paid by applicant.

(iii) Public purpose (A) for Local body : 40.68 Sq.m (1.03%) (iv) Public purpose (B) for Tangedco : 42.69 Sq.m (1.08%)

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No . 224/2025.

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 registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website. 6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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

Layout approval Fees : Rs.423130 /-Dated 27.02.2026

Layout Inspoction Fees Rs.10000/- Dated 27.02.2026

Conditions :

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this. 2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic 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.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account. Head of Account: 0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges227 non-Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

6. 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.

7.The fees/charges collected from the applicant are as attached.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2026.02.28 12:55:06



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

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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.

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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.

[/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](#)



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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
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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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