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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-25 Date: 4/10/24 9:26 PM

From:

Village Panchayat

Ellappalayampudur

To :

M.Murugesan,
No: 15/2, 2nd Cross Road, Sherif Colony, Cottan Market, Nallur,
Tiruppur – 641604

Online Application Number: ZFIDFCJA

Sir/ Madam,

Sub :

Residential Layout – office of Tirupur District, Nelali Village, Ellappalayampudhur Panchayat - Kangayam Taluk, acknowledging and Approving in S.F.No : 188/2A extent of 8502.00 Sqm (2.10 Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – Reg

Ref :

1. Application Reference No. ZFIDFCJA Received through Single Window Portal from Thiru. M.Murugesan, Dated: 14.12.2023.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 21.01.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis.E2/11713/2023, Dated.02.01.2024 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.368/2024 and 369/2024 dated 23.01.2024 Uploaded by the Applicant Thiru. M.Murugesan on
27.01.2024.
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 21.01.2024 and
28.01.2024.
15. Payment details of OSR Charges and Centage charges received from the applicant respectively on 27.01.2024 and
29.01.2024.
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
17. Town and country planing Department (Planning Permission) Tirupur ROC.No : ZFIDFCJA/2024/TCP Dated : 03.02.2024
18. Technical Clearance /Concurrence /Planning Permission issued Layout number : 30/2024

Body:

Conditions:-
1.Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No: ZFIDFCJA/2024/TCP Dated: 03.02.2024 and Residential Layout Technical Clearance/ Concurrence/PlanningPermissionissued NumberSWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.30/2024. 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 id 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 allotment of plots for Which technical approval has been granted.
1. Plot area : 8502 Sq.mts (2.10 Acre)
2.No of Plots : 35
3.Area of Road : 620.15 Sq.m
4.Public use (Local body) :40.74 Sq.m
5.Public use (TANGEDCO) :56.15 Sq.m
President/Excutive Officer
Ellappalayampudur Panchayat,
Kundadam Union.
M.Murugesan,
No: 15/2, 2nd Cross Road, Sherif Colony, Cottan Market, Nallur,
Tiruppur – 641604

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601



Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.10 21:26:33

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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