

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,



ROC No. J9D7Y4H4/2025/TCP

Date : 17/04/2025

From:

Joint Director / Deputy Director / Assistant Director
No.9, First Floor,
Lakshmipuram North Street,

To :

The Commissioner
Pugalur Municipality,
Pugalur Taluk,
Karur District

Sir/ Madam,

Sub : Residential SubDivision – Assistant Director of town and country planning, Karur District –KNTDA- Comprised in S.F.No.170/1B2A - Punjai Pugalur NorthVillage – Pugalur Municipality - Pugalur Taluk - Karur District - Extent : 0.205 Acre (830.00 sqm) - Concurrence/Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicant K.Susheela and K.Anitha Karur, Letter Dated: 13.03.2025.
2.Director of Town and country planning, Karur ROC No. J9D7Y4H4 /2025/TCP . (Road pattern issued on dated: 27.03.2025.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant.K.Susheela and K.Anitha, Karur, Letter Dated: 13.03.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, 28.03.2025 and 16.04.2025 (Requiring Payment of OSR Fee and Demand Fees).
13.Applicant.R.Prakash and P.Babu, Karur, Letter, Dated: 16.04.2025 and 17.04.2025 (Payment of OSR Fee and Demand Fees)
14.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
15.The District Collector -KNTDA - Resolution no 10 .Date 09.08.2024

With reference to the 1st Cited letter, applicant has requested for the approval of Residential of SubDivision in, Karur District - Comprised in S.F.No.170/1B2A - Punjai Pugalur NorthVillage – Pugalur Municipality - Pugalur Taluk - Karur District - Extent : 0.205 Acre (830.00 sqm) - Concurrence/Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential SubDivision has been issued by the Assistant Director on 29.11.2024. Further the applicant K.Susheela and K.Anitha, Karur Payment of OSR fees and Demand Fees Paid on 16.04.2025 and 17.04.2025 Hence, this Residential SubDivision has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(KNDTA) No. 04/2025 and Planning Permission No. 04/2025 enclosed with 2

set of original maps and gift deeded documents has been forwarded with it for further action.

Total no of plot allocated – 03 Nos

OSR Space - As per Case – 1V, Guideline value for the extent of 83.00 Sq.m had been paid by applicant through online.

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved Residential SubDivision map to the concerned registration department office and land survey department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 5th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

4. According to the Circular No.12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure

Residential SubDivision original map and Condition – 2 sets and
Copy to:-

1. K.Susheela and K.Anitha,
No.227, Alamarathumedu ,
Nadaiyanur,
Pugalur,
Karur,639111

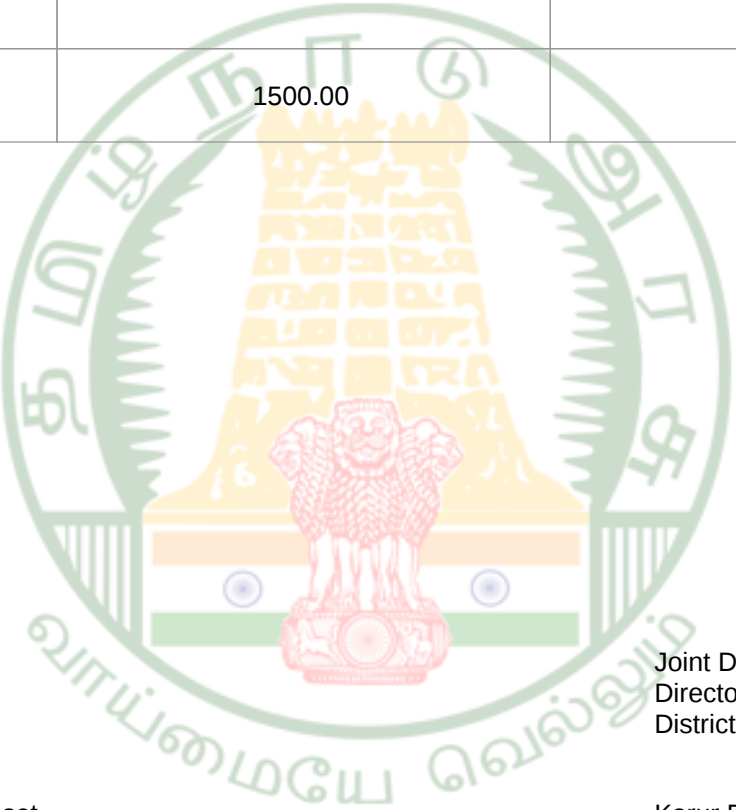
2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
Velayuthampalayam, Karur
Karur District.

4. Assistant Director,
Survey Land and Records,
Collectorate Office Campus, Karur District.
Email id:adsurkar@nic.in



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1245	13/03/2025
2	OSR Fee	295480	16/04/2025
3	Centage Charges	900.00	17/04/2025
4	Development Charges	1660.00	17/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1500.00	17/04/2025



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Karur District.

Enclosure

1.Layout original map and Condition – 2 set