

Town and Country Planning Department(Planning Permission)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. NH6HJ4TN

/ 2022 / TCP

Date : 10/06/2023

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

The President,
Ganapathypalayam Panchayat,
Paladam Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout Sub division - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of Residential Layout Sub division to an extent of 719.00 Sq.m in the land bearing S.F.No.-387/10 – Ganapathypalayam Village and Panchayat – Palladam Taluk– Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No. NH6HJ4TN dated 24.04.2023 received through Single Window Portal from Mr.P.Vadivel & Mr.S.Ganeshkumar
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 07.06.2023.
3. Letter No. K.Dis. E2/3253/2023, Dated.20.04.2023 of Joint Director, Agriculture Department, Tiruppur District.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
7. 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
14. Payment details of OSR Charges and Centage charges received from the Applicant respectively on 08.06.2023

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout Sub division to an extent of 719.00 Sq.m in the land bearing S.F.No.387/10 , Ganapathypalayam Village and Panchayat, Palladam Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved as per reference 2nd cited above and on receipt of payment of OSR Charges, and Centage charges vide reference 13 th cited above, the technical clearance is issued to the mentioned layout Sub division with details given below and subject to the following conditions:
Layout Sub division area - 0.18 Acres or 719.00 Sq.m

Allotted Plots - 03 Nos.

Allotted Park Area – 71.9 Sq.m(10%) The Applicant paid the Open Space Reservation Charges as per reference

14th cited
above

General Conditions:

1.The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No.162/2023.

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 Tamil Nilam/Collabland website.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL 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 keep up/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 7th, 8th and 9th cited above.

3. 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.

4.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

7th 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 Charges-

227 non-Taxation fees -

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

5.The fees/charges collected from the applicant are as follows:

Details of Fee Amount in Rupees

Scrutiny Fee : 1079.00/-Dt:24.04.2023
Centage Charges : 900.00/- Dt:08.06.2023
OSR Charges : 1,16,478.00/- Dt:08.06.2023

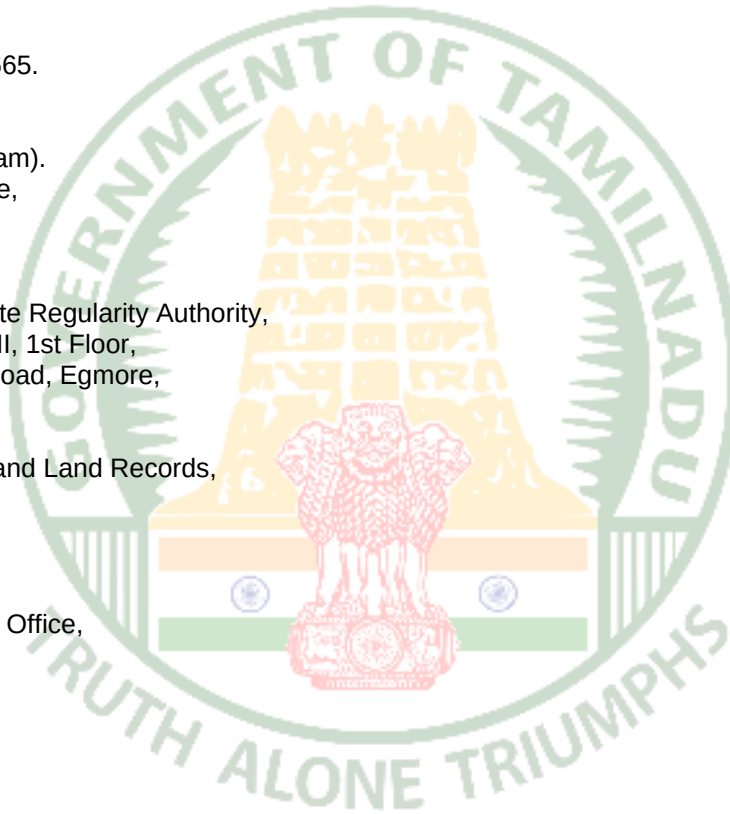
Assistant Director,
District Town and Country
Tiruppur District.

Planning Office,

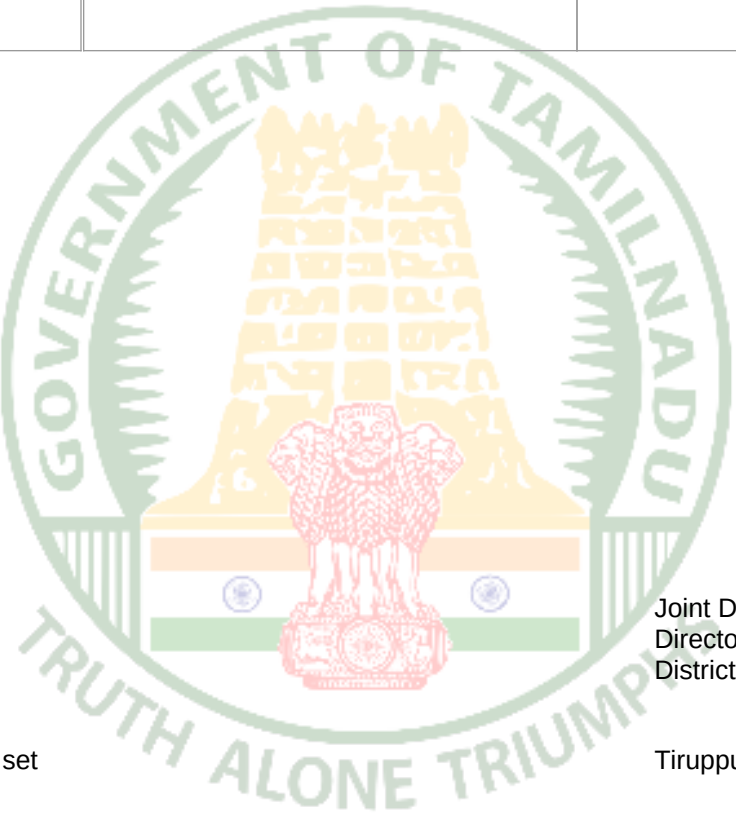
To:
The President,
Ganapathypalayam Panchayat,
PaladamTaluk,
Tiruppur District.

Copy to

1. Mr.P.Vadivel&Mr.S.Ganeshkumar,
Door no: 182,
Kongala Garden,
Krishnapuram,
Tiruppur South Taluk,
Tiruppur District – 641 665.
2. The Tahsildar (Tamil Nilam).
District Collector Office,
Tiruppur District.
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tiruppur District.
5. The Sub-Registrar,
Palladam Sub Registrar Office,
Tiruppur District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1079	24/04/2023
2	OSR Fee	116478	08/06/2023
3	Centage Charges	900.00	08/06/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set