

Town and Country Planning Department(Planning Permission)

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. ERD/BPTJIPEX

/ 2022 / TCP

Date : 11/10/2022

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

1.Thiru.M.Prabhu and Tmt.S.Saranya
D.No-530/1,Kuppepalayam,
Annur,
Coimbatore-641107.

Sir/ Madam,

Sub : Residential Layout-Erode District Town and Country Planning office -R.S.No. 230/1A1– Kosanam 'A' village and Kosanam panchayat - Nambiyur Taluk - Erode District - 9048.00 sqm - Extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.M.Prabhu and Tmt.S.Saranya Online application No. BPTJIPEX Dated: 3.8.2022
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated: 2.9.2022
3.Letter No.A4/15/2022(268), Dated.26.7.2022 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.M.Prabhu and Tmt.S.Saranya uploaded Dated:14.9.2022.
(Gift deed document No.panchayat 3943/2022 Dt-12-9-2022, 3944/2022 Dt-12-9-2022).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 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 payment Request Letter, Dated: 2.9.2022 and 22.9.2022
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Thiru.M.Prabhu and Tmt.S.Saranya Letter, Dated: 14.09.2022 and 23.9.2022 (Payment of Centage Fee, Display board Fee, OSR Guideline Value Fee and Flag Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Order :-

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of

9048.00 Sq.m in the land bearing R.S.No.230/1A1, Kosanam 'A' village and Kosanam panchayat, Nambiyur Taluk of Erode 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, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide

reference 15th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the

following conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No.23/2022.

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 Tahsildhar 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.

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 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 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)

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

Scrutiny Fee: Rs. 13572/-Dt.3.8.2022

Centage Charges: Rs.13500/-Dt.23-09-2022

OSR Charges: Rs. 63525/- Dt.14-09-2022

Display Board: Rs.10000/- Dt.23-09-2022

To

The President,
Kosanam Panchayat
Nambiyur Taluk
Erode District.

Copy to

1. Thiru.M.Prabhu and Tmt.S.Saranya

D.No-530/1,Kuppepalayam,
Annur, Coimbatore-641107.

2. The Tahsildar.

Nambiyur Taluk,
Erode District.

3.The Assistant Director,

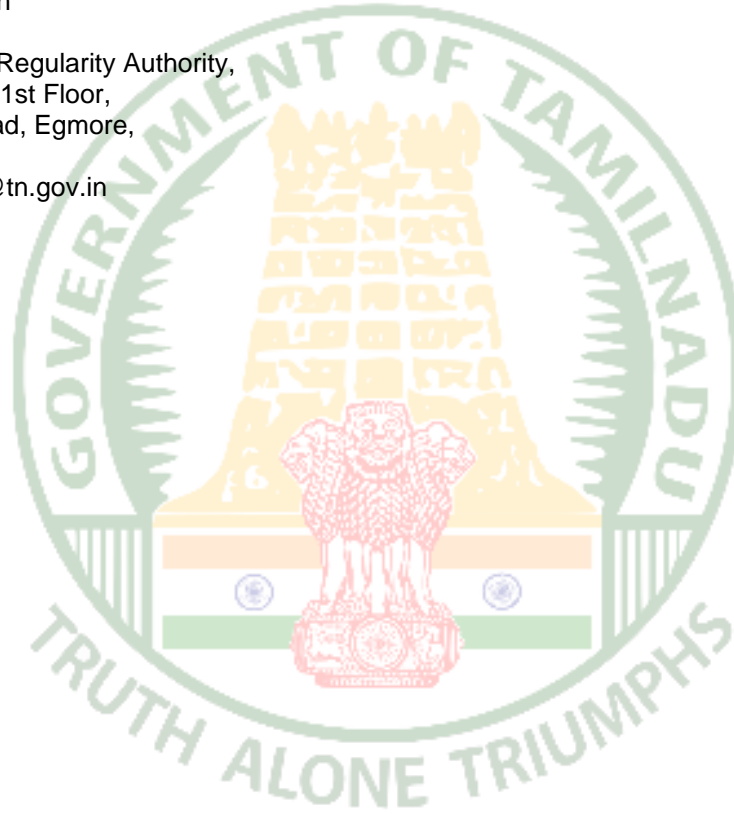
Department of Survey and Land Records,
Collectorate Office,
Erode.

Email id: adsurerd@nic.in

4. The Chairman,

Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

Email id:contact.tnrera@tn.gov.in



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13572	03/08/2022
2	OSR Fee	63525	14/09/2022
3	Centage Charges	13500.00	23/09/2022
4	Development Charges		
5	Display Board Charges	10000.00	23/09/2022
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Erode District.