

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. Roc No . AVOYIHJ1 / 2022 / TCP

Date : 15/11/2022

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

UMA,C4 SILVER SPRING APARTMENTS, KARUR,,

Sir/ Madam,

Sub : Residential Layout – Kagithapuram New Town Development Authority Office of the District Town and Country Planning office, Karur District, Pugalur Taluk, K.Parmathi Panchayat Union, Punnam Village, S.F.No.460/A2A3D2 - Extent of 1.12 Acre - Technical clearance/ Concurrence/ Planning permission issued - Forwarded for further action - Reg.

Ref :

Ref : 1 Application (Reference No: AVOYIHJ1) received through Single Window Portal from Tmt.Uma, Dated: 11.10.2022.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 01.11.2022
3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4 Gift deed document no.10347/2022 dated.02.11.2022 Uploaded by the Applicant Tmt.Uma, Dated: 15.10.2022.
5 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
6 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, Housing and Urban Development Department, Dated: 09.12.2020.
7 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
8 10.G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
9 Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11 Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12 Demand raised for payment of OSR charges and Centage charges respectively dated 15.10.2022 and 07.11.2022.
13 Payment of OSR charges and Centage charges received from the applicant respectively on 03.11.2022 and 08.11.2022.
14 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 Residential layout to an extent of 1.12 Acre in the land bearing S.F.No. 460/A2A3D2 at Punnam village of K.Parmathi Panchayat Union of Pugalur taluk of Karur 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 4th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide reference 13th 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/KNTDA/LAYOUT

No.17/2022 and Planning Permission No.18/2022

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 6th, 7th and 8th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park 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. The fees/charges collected from the applicant are as follows:

Scrutiny Fee: Rs.6783/-

Centage Charges: Rs.5700/-

OSR Charges: Rs.14888 /-

Development Charges: Rs.4522 /-

Copy to

1. Tmt.Uma,
No.C4, Silver Spring Apartment,
Kadapparai,
Karur District.

2. The Tahsildar (TamilNilam).
District Collector Office,
Karur 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.
Email id:contact.tnrera@tn.gov.in

4.The Assistant Director,

Department of Survey and Land Records,
Collectorate Office,
Karur.
Email id:adsurkar@nic.in

5.The Joint Registrar,
Mela Karur,
Karur.
Email id:srochinnadarapuram@tnreginet.net



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6783	11/10/2022
2	OSR Fee	14888	03/11/2022
3	Centage Charges	5700.00	08/11/2022
4	Development Charges	4522.00	08/11/2022
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Karur District.