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## Town and Country Planning Department(Planning Permission)

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



ROC No. IWSYHWDE/2024/TCP

Date : 25/04/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President  
Kumaravalasu Panchayat  
perundurai Taluk  
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning - S.No. 844/3C and 844/4B1 of Thenmugamvellode village, Kumaravalasu panchayat, perundurai taluk, Erode District - Site Extent – 1.685 Acre - Technical clearance issued - forwarded for further action - Reg

Ref : 1.Applicant Thiru.Krishnakumar Online application No. : IWSYHWDE, date.29.11.2023  
2.Road pattern plan approved by the Director, Town and Country Planning, Chennai, dated: 13.03.2024  
3.Letter No.A4/5921/2023(05) dated:17.07.2023 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. Krishnakumar gift deed uploaded Dated: 19.03.2024  
(Gift deed document No.Local body 2237/2024 Dt. 18.03.2024, TANGEDCO 2236/ 2024 Dt.18.03.2024).  
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 Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020  
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020  
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022  
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: 17.04.2024  
(requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).  
15.Applicant Thiru. Krishnakumar Dated: 22.04.2024(Payment of Centage Fee, Display Board Fee, 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 sub division layout to an extent of

1.685 Acre in the land bearing S.No. 844/3C and 844/4B1 of Thenmugamvellode village, Kumaravalasu panchayat, perundurai taluk, Erode District, was

processed as per the prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as OSR charges and Centage charges vide reference 14th 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 subdivision and the number is assigned as

SWP/DTCP/ERODE/LAYOUT APPROVAL No.107/2024.

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 Tamilian/Collab land website.

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

7.The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division.

**SPECIAL CONDITIONS:**

1.a) With reference to the 8th cited and 10th 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. 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.

3 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.

4. 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.

5. 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.

6.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.

7. 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 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.

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)

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

Scrutiny Fee: Rs.10223/-Dt. 04.11.2023

Centage Charges: Rs. 12900.00/-Dt. : 22.04.2024

Display Board: Rs.10000/- Dt.:14.03.2024

Copy to

Krishnakumar

D.No: 65/1,

Eraniyan Street,

Erode-638009

1. The Tahsildar.

perundurai Taluk,

Erode District.

2.The Assistant Director,

Department of Survey and Land Records,

Collectorate Office, Erode.

3. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

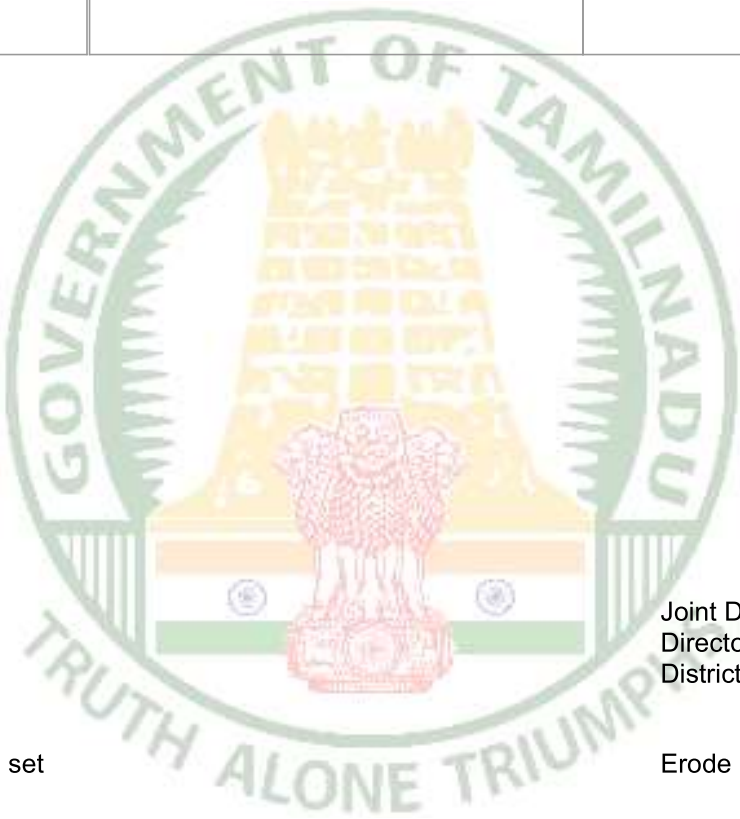
No.1A, CMDA Tower II, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,

Chennai - 600 008.



| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 10223    | 04/11/2023          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 12900.00 | 22/04/2024          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 10000.00 | 22/04/2024          |
| 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.

Signature valid  
*Signed by: Assistant Director  
Location:Erode  
Date:2024.04.25 16:59:49*





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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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### **Property Valuation & Cost Estimation**

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **Ownership, Compliance & Legal Verification**

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



### **Zoning & Land Use Analysis**

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



### **Property Documentation & Workflow Tools**

Forms & Templates, Document Generator, Document Translation, Dictionary



### **Vastu & Property Management Tools**

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