Town and Country Planning Department(Planning Permission)

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

ROC No. Z6SAE4M8/2025/TCP

Date : 18/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special officer/The Block Development Officer
Ganapathypalayam Pancahayat/Modakurchi Panchayat Union
Modakurichi Taluk
Erode District

Sir/ Madam,

Sub :

Residential Layout - Erode District Town and Country Planning office -S.F.No:- 899 / 1A1, 2A2A1 in Punjai Kalamangalam 'B' Village - Ganapathypalayam Pancahayat- Modakurichi Taluk - Erode District – 2.38 1/2 Acre (or) 9656.00sqm Extent – Technical clearance issued - forwarded for further action - Reg

Ref :

1. Applicants Mr.P Ranganathan Power Agent T.Thulasimani Owner, Online application No. Z6SAE4M8 Dated: 04.08.2025.
2. Road pattern plan approved by Directorate of Town and Country Planning Chennai, dated: 26.08.2025.
3. Letter No.Mu.Mu/8533/2025, Dated. 20.08.2025 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. G.O.138, Housing and Urban Development Department, Dated: 04.06.200454
6. Applicants Mr.P Ranganathan Power Agent T.Thulasimani Owner, giftdeed uploaded Dated: 08.09.2025.(Gift deed document No.Local body 2428/2025
Dt.01.09.2025, TANGEDCO(Local Body) 2429/2025 Dt.08.09.2025).
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: 26.08.2025 and 09.09.2025 (requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value
Fee).
15. Applicants Mr.P Ranganathan Power Agent T.Thulasimani Owner, Letter, Dated:08.09.2025 and 11.09.2025 (Payment of Centage Centage Fee, Development
Display Board Fee and OSR Guideline Value).
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
17. G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

Order:
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of 2.38 1/2 Acre (or)
9656.00sqm in the land bearing R.S.No. 899 / 1A1, 2A2A1 in Punjai Kalamangalam 'B' Village, Ganapathypalayam Panchayat, Modakurichi Taluk, 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 6th
cited above, On receipt of payment of charges such as OSR charges, Development 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.297/2025.

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.

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 7th cited and 8th 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 them 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 oflocal
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like stormwater 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 rains 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. 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.

7.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)

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

Scrutiny Fee: Rs. 14484.0/-Dt.04.08.2025
OSR charges: Rs.1843728.0/-Dt.08.09.2025
Development charges: Rs.48625.00/-Dt. 11.09.2025
Centage Charges: Rs.14400 /-Dt.11.09.2025
Display Board: Rs.10000/- Dt.11.09.2025
SubDivision Charges: Rs.19200.00/-Dt. 11.09.2025

Copy to
1.Thiru.P.Ranganathan Power Agent T.Thulasimani Owner,
NO 41A Nehru Street Unampalayam Pudur,
Nehru Nagar,Modakurichi,
Erode,638104.

2.The Tahsildar.
Modakurichi Taluk,
Erode District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

4. 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	14484	04/08/2025
2	OSR Fee		
3	Centage Charges	14400.00	11/09/2025
4	Development Charges	48625.00	11/09/2025
5	Display Board Charges	10000.00	11/09/2025
6	Satellite town charge		
7	Sub Division Charge	19200.00	11/09/2025

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

Erode District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Erode
Date:2025.09.18 10:06:36