Town and Country Planning Department(Planning Permission)

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

ROC No. 4GTBZ2KB/2023/TCP

Date : 05/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruppur City Municipal Corporation,
Tiruppur,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office - Tiruppur Local Planning Authority – Formation of Residential Layout to an extent of 1.84 acre or 7450.00 sq.m in the Land bearing S.F.Nos. 459/3A1A1A1A8 and 459/3A1C1C - Muthanampalayam Village - Tiruppur Corporation – Tiruppur South Taluk - Tiruppur district - Technical clearance issued - forwarded for further action - Reg.

Ref :
1.Application Reference No. 4GTBZ2KB, received through Single Window Portal from Thiru.M.Kathirvel, Dated: 24.06.2023.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 24.07.2023.
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no. 7042/2023 dated.01.08.2023 Uploaded by the Applicant Thiru.M.Kathirvel on 02.08.2023.
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, Housing and Urban Development Department, 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.Demand raised for payment of Open Space Reservation, Development and Centage charges respectively on dated. 24.07.2023 & 03.08.2023.
14.Payment of Open Space Reservation, Development and Centage charges received from the applicant on. 02.08.2023 & 04.08.2023.
15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER: -

The application seeking technical clearance / concurrence for the proposed formation of residential Layout to an extent of 1.84 acre or 7450.00 Sq.m in the land bearing S.F.Nos. 459/3A1A1A1A8 and 459/3A1C1C at Muthanampalayam Village, Tiruppur Corporation, Tiruppur South taluk, Tiruppur 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 Open Space Reservation, Development and Centage charges vide reference 14th cited respectively above, the technical clearance issued to the mentioned Layout subject to the following conditions

1. The Technical Clearance is issued to the above-mentioned Layout and the number is assigned as SWP/DTCP/TIRUPPUR LPA/LAYOUT No.50/2023 and Planning Permission No.51/2023

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 through e mail 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 7th, 8th and 9th 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.The Applicant is hereby directed to handover the gift deed document cited 4th reference above. It is sole responsibility of the concerned local body to ensure this before issuing the final approval.

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

Scrutiny Fee	: Rs. 11175/- Dated: 24.06.2023
Open Space Reservation Charges	: Rs. 792134/- Dated: 02.08.2023
Centage Charges	: Rs. 12600/- Dated: 04.08.2023
Development charges	: Rs. 18625/- Dated: 04.08.2023

Member Secretary (i/c),
District Town and Country Planning Office,
Tiruppur Local Planning Authority,
Tiruppur District.

Copy to :

1. Thiru. M.Kathirvel
   3/393, Kanakkupillai thottam,
   Muthanampalayam,
   Tiruppur South Taluk,
   Tiruppur-641606.

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.

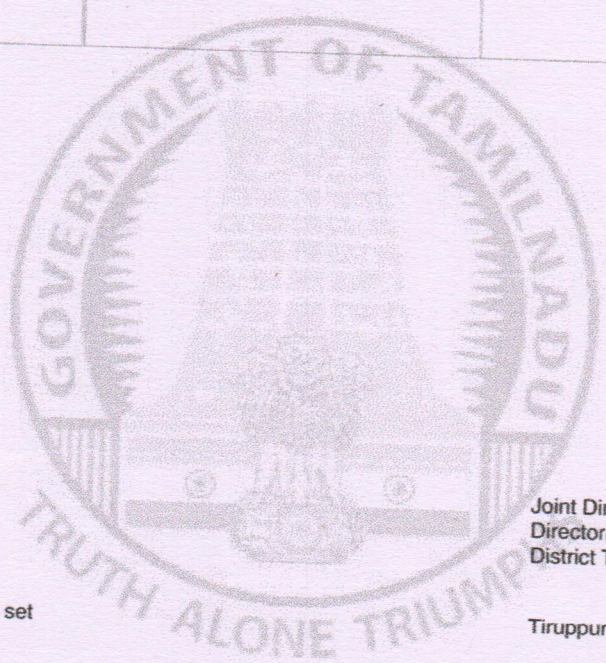
4. The Assistant Director,
   Department of Survey and Land Records,
   Collectorate Office,
   Tiruppur District.

5. The Joint Sub-Registrar,
   Tiruppur Joint I Sub Registrar Office,
   Neruperichal, Tiruppur,
   Tiruppur District.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11175	24/06/2023
2	OSR Fee	792134	02/08/2023
3	Centage Charges	12600.00	04/08/2023
4	Development Charges	18625.00	04/08/2023
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

Document certified by Rushparaj B.

Signed by: Assistant Director
Location:Tiruppur
Date:2023.08.05 17:46:18

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