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Town and Country Planning Department(Planning Permission)

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

ROC No. 7TU5WC6N/2025/TCP Date : 02/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Iduvay Panchayat,
Tiruppur South Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout Sub-Division - Office of the District Town and Country Planning office, Tiruppur District, Tiruppur Local Planning Authority– formation of residential sub division to an extent of 1020.00 Sq.m or 0.2520 Acre in land bearing S.F.Nos. 56/4E1A, 56/4E1C2-of Iduvay Village and Panchayat- Tiruppur South Taluk, Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No 7TU5WC6N dated. 11.12.2024. Received through Single Window Portal from Mr. T.Vijayakumar and T.Ragupathi.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 25.12.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. 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.
6. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
7. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
8. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
10. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
11. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
12. Payment of Open Space reservation charges , Centage charges , Development Charges and Sub Division Charges received respectively from the applicant
on 28.12.2024 and 02.01.2025.

Order:

The application seeking technical clearance for the proposed formation of residential sub division to an extent of 1020.00 Sq.m or 0.2520 Acre in land
bearing S.F.Nos. 56/4E1A, 56/4E1C2 of Iduvay Village and Panchayat, Tiruppur South Taluk, Tiruppur District was processed as per the prevailing rules and
after perusing the records and after conducting site inspection, Road pattern map was approved as per reference 2 nd cited above On receipt of payment
of Open Space reservation charges , Centage charges , Development Charges and Sub Division Charges vide reference 12 th cited above, the technical
clearance is issued to the mentioned layout Sub division with details given below and subject to the following conditions:

Layout Sub division Area – 0.26.10 Acre

As per document - 1056.26 Sq.m
As per Patta - 1020.00 Sq.m
Allotted Plots – 04 Nos .

The applicant paid the Open Space Reservation Charges Rs.1,21,380/- Dt: 28.12.2024 in liue of Park Area to be reserved of 102 Sq.m (10.00%) as per
reference 7 th cited above .

The Technical Clearance is issued to the above mentioned layout sub division and the number is assigned as SWP/DTCP/Tiruppur.LPA/SUB-DIVISION
No.01/2025 and Planning Permission No. 01 /2025.

General Conditions:
1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

2. 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.

3. 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.

4. 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 Tamil Nilam/ Collabland website.

5. 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 sub-division, 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 sub-division develop at a slow pace, the maintenance period shall be extended till 60% of the plots
developed in the sub-division 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. 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.

4. The fees/charges collected from the applicant are as attached

Assistant Director/Member Secretary,

District Town and Country Planning

Office,

Tiruppur Local Planning Authority,
Tiruppur District.

Copy to

1. Mr.T.Vijayakumar and Mr.T.Ragupathi,
   Door no 2/133 China Thottam,
   Seranam, Palayam road,
   Iduvai, Tiruppur South Taluk,
   Tiruppur District- 641687.

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. Joint 1 Sub Registrar,
   Neruperichal Village,
   Tiruppur North Taluk,
   Tiruppur Corporation,
   Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1530	11/12/2024
2	OSR Fee	121380	28/12/2024
3	Centage Charges	1200.00	02/01/2025
4	Development Charges	3171.00	02/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1600.00	02/01/2025

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

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set



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Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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