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Town and Country Planning Department(Planning Permission)

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

ROC No. GVH04UIY/2025/TCP Date : 03/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Kangeyam Municipality,
Kangeyam Taluk.
Tiruppur District.

Sir/ Madam,

Sub : Residential - Sub division - District Town and Country Planning office -Tiruppur District – Kangeyam Taluk – Kangeyam Village and Municipality - Re.S.F.No. 331/4D1B - extent of 1636.00 sq. - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. GVH04UIY Received through Single Window Portal from Mrs. V.Sasikala Dated: 18.11.2024.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 4.12.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis.E2/9115/2024, Dated.14.10.2024 of Joint Director, Agricultural Department, Tiruppur District.
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, Department of Housing and Urban Development, Dated: 09.12.2020.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. 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 Charges Such as Centage charges and OSR Charges respectively dated on 04.12.2024 and 31.12.2024
13. Payment details of Centage charges received from the applicant respectively on 30.12.2024 and 02.01.2025
14. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
15. Letter Roc No.20139/ 2024/TCP3, Dated: 13.09.2024 of Director of Town and Country Planning, Chennai. (Clarification letter)

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ORDER:-

The application seeking technical clearance for the proposed formation of residential Sub Division to an extent of 1636.00 sq.m in the land bearing Re.S.F.No. 331/4D1B at Kangeyam Village and Municipality, Kangeyam 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 Remit the centage charges vide reference 12th cited above.

On receipt of payment of centage charges vide reference 13th cited above, the technical clearance is issued to the mentioned Sub Division subject to the following conditions:

Subdivision Details:

1. Subdivision Extent : 1636.00 sqm

2. No of Plots Allotted : 6 No's.
3. Public Purposes Gifted to Local body:
(i) Park : 10%, For 10% equivalent park area OSR amount of Rs. 5,90,596/- Dated. 30.12.2024 paid by applicant.
1.The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/Sub Division No. 03/2025.
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 Tahsildar 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. 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.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 3rd 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)

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

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

Copy to
1. Mr.V.Sasikala,
W/o,Vadivelsamy,
D.No. 23c, Sakthinagar,
Dharapuram Road, Kangeyam,
Tiruppur – 638 701.

2. The Tahsildar (TamilNilam).
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 Sub Registrar,
Kangeyam Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2454	18/11/2024
2	OSR Fee	590596	30/12/2024
3	Centage Charges	1800.00	02/01/2025
4	Development Charges	4090.00	02/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3000.00	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

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2025.01.03 14:01:51



our services doesn't just end there

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.

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Compliance & Special Services

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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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