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Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

ROC No. KN3D5PSS/2024/TCP Date : 19/09/2024

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The Commissioner ,
Jolarpettai Municipality,
Tirupathur Taluk,
Tirupathur District-635851

Sir/ Madam,

Sub : Residential Layout -Office of the District Town and Country Planning office - Tirupathur District – Tirupathur Taluk – Jolarpettai – Municipality and Jolarpettai Village – S.F.No. 37/3A2,3B1A,3B2 and 37/4A1 – Total Extent of 7000.00 Sq.m (or) 1.73 Acre –Technical Clearance issued- Forwarded for further action - Reg.

Ref :
1. Application Reference No: KN3D5PSS /2024/THP received through Single Window Portal from V.Krishnan, Parthasarathi street,Tirupathur Dated: 23.07.2024
2. Road pattern plan approved by the District Town and Country Planning Office, Tirupathur, Dated:08.08.2024.
3. Letter No.B2/1241/2024 Dated.08.03.2024 of Joint Director, Agriculture department, Tirupathur District.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.3143/2024 Dated.23.08.2024. Uploaded by the Applicant from V.Krishnan, Parthasarathi street ,Tirupathur Dated: 23.08.2024.
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11. Government Letter No.19113 / 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. G.O. No.53, Housing and Urban Development Department, Dated: 16.07.2022
15. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024
16. Demand raised for payment of Centage charges and Development charges respectively Dated: 09.09.2024.

17. Payment of Scrutiny Fees , Centage charges and Development charges Received from the applicant respectively on 23.07.2024, and 12.09.2024.
18. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER:

The application seeking technical clearance for the proposed formation of Residential layout to an extent of 7000.00 Sq.m (or) 1.73 Acre in the land bearing S.F.No 37/3A2,3B1A,3B2 and 37/4A1 at Jolarpettai Municipality of Tirupathur Taluk of Tirupathur 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 and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Development charges and Centage charges vide reference 17th cited above, the technical clearance 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/TIRUPATHUR/LAYOUT No.83 /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 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 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, 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.If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
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.
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)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1.73 Acre (or) 7000.00 Sq.m
No. of Plots : 39
Gifted over to Local Body
Layout Road : 2245.68 Sq.m
Public Purpose : 38.80 Sq.m 0.81%
TANGEDCO Purpose : 42.80 Sq.m 0.90%

Copy to
1. V .Krishna
D.No. 141, Parthasarathi street ,
Jolarpettai
Tirupathur - 635851

2. The Tahsildar (TamilNilam).
Tirupathur
Tirupathur 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.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tirupathur District-635 601.

5. Jolarpettai Sub Register,
Jolarpettai Registrar Office,
Tirupathur District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10500	23/07/2024
2	OSR Fee	2365612	08/09/2024
3	Centage Charges	13500.00	12/09/2024
4	Development Charges	14000.00	12/09/2024
5	Display Board Charges	10000.00	12/09/2024
6	Satellite town charge		

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

Tirupathur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tirupathur
Date:2024.09.19 15:05:42



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.

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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Chennai, India

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