

Layout Application - Final Approval Letter



Roc No: 02/2023-2024

Date: 3/25/24 7:45 PM

From:

Village Panchayat

"Village Panchayat Office,
Pavithiram.
Pavithiram(Po),
Pugalur(TK),
Karur(Dt)-639002"

To :

Thiru.R Ramasamy,
1/128-9,Ram Nagar North, Andankoil East,
Manmangalam,
Karur - 639006

Online Application Number:

JDTOTPCC

Sir/ Madam,

Sub :

Residential Layout –Pavithiram Village and Panchayat, Pugalur Taluk, Karur District, S.F.No. 5/1A1D,
Pavithiram Village / Village Panchayat, K .Parmathi Panchayat Union of Pugalur Taluk of Karur District.
S.F.No.5/1A1D-Extent of Acre 1.70 (6883 Sq.m) –Technical clearance/Concurrence/Planning permission -
Final order issued– Reg.

Ref :

1. Application Reference No: JDTOTPCC received through Single Window Portal from Thiru.R Ramasamy. Dated:25.07.2023
2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 19.10.2023
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
- 4 .Gift deed document no.8404/23 dated.20.10.2023. Uploaded by the Applicant Thiru.R Ramasamy, Dated: 25.10.2023.
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 OSR charges and Centage charges and Development Charges
respectively dated

19.10.2023 And 26.10.2023.

14. Payment OSR charges and Centage charges and Development Charges received from the
applicant on 25.10.2023 and

27.10.2023.(Payment of OSR and Centage Fee)

15. Pavithram Panchayat Resolution No.535/2023-2024 Dated 30.11.2023

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation
of Residential layout Application (Reference No: JDTOTPCC) to an extent of Acre 1.70 (6883 Sq.m) in the
land bearing S.F.No. 5/1A1D, Pavithiram Village Panchayat, K .Parmathi Panchayat Union of Pugalur
Taluk of Karur District Technical clearance/ Concurrence / Planning permission (SWP/DTCP/
Karur/LAYOUT No 205/2024) Final order issued.

And all the due fees having been paid, it is hereby ordered that final approval is granted for the land
measuring 6883 square meters (1.70 Acre) in Pavithram Panchayat Survey No. 5/1A1D

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

Village



Signature valid

Signed by: Village Panchayat President
Location: Karur
Date: 2024.03.25 19:45:08



Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. JDTOTPCC/2023/TCP

Date : 31/10/2023

From:

Joint Director / Deputy Director / Assistant Director
No.9, First Floor,
Lakshmipuram North Street,

To :

The President,
Pavithiram village Panchayat,
K .Parmathi Panchayat union,
Karur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office - Karur District- Pugalur Taluk, K .Parmathi Panchayat union, Pavithiram village Panchayat , Pavithiram Village-S.F.No.5/1A1D-Extent of 6883 Sq.m. -Technical clearance/Concurrence/Planning permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No: JDTOTPCC) received through Single Window Portal from Thiru.R Ramasamy. Dated: 25.07.2023.

2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 19.10.2023

3. Letter No E1/5039/2023, Dated: 26.08.2023. of Joint Director, Agriculture department, Karur District. (NonPlanning Area).

4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

5 .Gift deed document no.8404/23 dated.20.10.2023. Uploaded by the Applicant Thiru.R Ramasamy, Dated: 25.10.2023.

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

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11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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13. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

14.Demand raised for payment of OSR charges and Centage charges date19.10.2023 And 26.10.2023

15. Payment OSR charges and Centage charges received from the applicant on 25.10.2023 and 27.10.2023.

16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

Ramasamy

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 6883 Sq.M. in the land bearing S.F.No. S.F.No. 5/1A1D of , Pavithiram Village / village Panchayat , K .Parmathi Panchayat union of Pugalur Taluk of Karur 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 OSR 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 the number is assigned as SWP/DTCP/ Karur/LAYOUT No. 205 /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 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, park 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.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)

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

Scrutiny Fee: Rs 10325/-
Centage Charges: Rs.9000/-
OSR charges: Rs.24653/-

Copy to

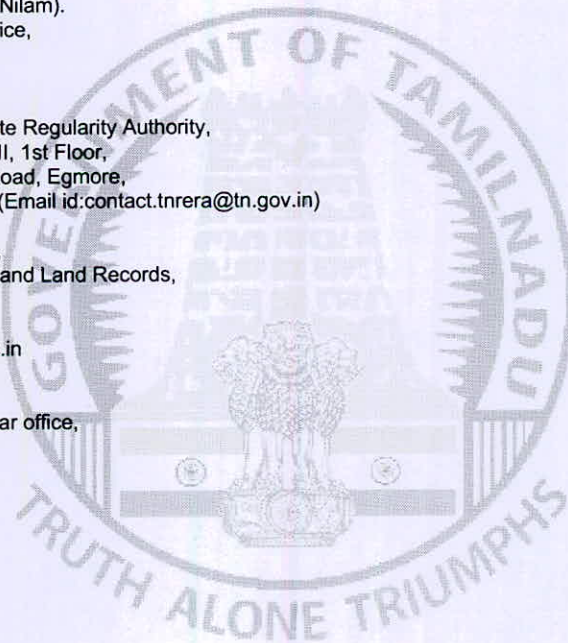
1. Thiru.R Ramasamy,
1/128-9,Andankoil East,
Manmangalam,
Karur - 639006,

2. The Tahsildar (TamilNilam).
District Collector Office,
Karur 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,
Karur.
Email id:adsurkar@nic.in

5.The Sub Registrar,
Melakarur Sub Registrar office,
Karur District.



Ramasamy

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10325	25/07/2023
2	OSR Fee	24653	25/10/2023
3	Centage Charges	9000.00	27/10/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Karur
Date: 2023.10.31 12:33:28



[Handwritten signature in blue ink]

[illegible]