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கரூர் மாநகராட்சி ஆணையாளர் அவர்களின் செயல்முறைகள்
முன்னிலை திருமதி.கே.எம்.சுதா

ந.க.எண்.5266/2024/எப்1 நாள்.04.03.2025

பொருள் : மனைப்பிரிவு – கரூர் மாநகராட்சி – சணப்பிரட்டி கிராமம் (பசுபதிபாளையம் எல்.ஐ.சி காலனி) வார்டு–2, பிளாக்–37, நகரளவு எண்.2412/6ல் (Old No,2197/2, 3A & 2412 பகுதி) 0.3817 ஏக்கர் பரப்பளவுள்ள இடத்தில் உத்தேச குடியிருப்பு மனைபிரிவிற்கு இறுதி ஒப்புதல் வழங்குதல் – தொடர்பாக

பார்வை : 1)அரசாணை எண்.141 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை நாள்.16.07.2022
2)நகராட்சி நிர்வாக இயக்குநர், சென்னை அவர்களின் சுற்றறிக்கை ந.க.எண்.12843/2022/டிபி2 நாள்.20.10.2022.
3)உதவி இயக்குநர், மாவட்ட நகர்ஊரமைப்பு அலுவலகம், கரூர் அவர்களின் கடிதம் ந.க.எண்.17VMDICC/2024/TCP நாள்.17.10.2024
4)Government College of Engineering, Erode அவர்களின் கடிதம் நாள்.06.12.2024
5)கரூர் மாமன்ற தீர்மானம் எண்.2164, நாள்.28.02.2025.

உத்திரவு:

பார்வை 3–ல் காணும் உதவி இயக்குநர், நகர்ஊரமைப்பு துறை, கரூர் அவர்களின் கடிதத்தில் கரூர் மாநகராட்சி எல்லைக்குட்பட்ட சணப்பிரட்டி கிராமம் (பசுபதிபாளையம் எல்.ஐ.சி காலனி) வார்டு–2, பிளாக்–37, நகரளவு எண்.2412/6ல் (Old No,2197/2, 3A & 2412 பகுதி) 0.3817 ஏக்கர் பரப்பளவுள்ள மனைப்பிரிவிற்கு சாலை மற்றும் பொது இடங்களை மாநகராட்சி ஆணையர் பெயரில் 08.10.2024–ல் பத்திரபதிவு எண்.2151/2024 மற்றும் 2152/2024–ல் தானபத்திரமாக பெற்றுக்கொண்டு மனைப்பிரிவிற்கு ம.வ/மா.ந.ஊ.அ(க.மா) எண்.153/2024 (இணையதள ஒப்புதல்) என எண்ணிடப்பட்டு தொழில்நுட்ப அனுமதி வழங்கப்பட்டு வரப்பெற்றுள்ளது. அதனை தொடர்ந்து மாமன்ற செயற்பொறியாளர் அவர்களின் 24.12.2024–ம் தேதிய குறிப்பில் மனைப்பிரிவிற்கான தார் சாலைகள், வடிகால் வசதி, குடிநீர் பகிர்மான குழாய்கள், தெருவிளக்குகள் அமைக்கப்பட்டு உள்ளது என தெரிவித்துள்ளதினை தொடர்ந்து பார்வை 5ல் காணும் இம்மாமன்ற தீர்மானத்தில் மேற்படி மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கப்பட்டுள்ளது. எனவே மேற்படி மனைப்பிரிவிற்கு இத்துடன் இணைக்கப்பட்டுள்ள மனைப்பிரிவு நிபந்தனைகளுக்குட்பட்டு இறுதி அங்கீகாரம் வழங்கி உத்திரவிடப்படுகிறது.

இணைப்பு:

அங்கீகரிக்கப்பட்ட மனைப்பிரிவு வரைபடம்
மற்றும் நிபந்தனைகள்

(ஒம்) கே.எம்.சுதா,
ஆணையாளர்,

பெறுதல்.

திருவாளர்கள்.M.பெரியசாமி, த/பெ.முத்துசாமி,
P.வைஷ்ணவி, த/பெ.பெரியசாமி,
P.கீர்த்தன், த/பெ.பெரியசாமி
8/65,தெற்கு தெரு, பசுபதிபாளையம்,
கரூர்.

நகல்:

1. சார்பதிவாளர், சார்பதிவாளர் அலுவலகம், கரூர்.
2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு துறை, கரூர்.
3. வருவாய் அலுவலர், கரூர் மாநகராட்சி.
4. வட்டாட்சியர், கரூர்.

//உண்மை நகல் உத்திரவுபடி//

4/3/2025

முதுநிலை நகரமைப்பு அலுவலர்,
கரூர் மாநகராட்சி.

04.03.2025

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. 17VMDICC/2024/TCP

Date : 17/10/2024

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Commissioner ,
Karur City Municipal Corporation,
Karur – 639001.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and Country Planning - Karur District – Karur Local Planning Area - Ward-2, Block-37, T.S.No : 2412/6 (Old No : 2197/2, 3A & 2412pt) of Sanapirati Village (Pasupathopalayam LIC Colony) – Karur City Municipal Corporation – Karur Taluk – Karur District - Extent : 0.3817 Acre (1545.00 Sqm) - Concurrence/Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mrs.M Periyasamy and Two Members, Karur, Letter, Dated: 17.08.2024.

2.Assistant Director of Town and country planning, Karur ROC No. 17VMDICC /2024/TCP. (Road pattern issued on dated: 07.10.2024.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant. Mrs.M Periyasamy and Two Members, Karur, Letter Dated: 14.10.2024. (Local body Gift deed document no. Mrs.M Periyasamy and Two Members).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

6.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

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

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

12.Demand payment Request Letter, Dated:15.10.2024. (requiring payment of OSR and Centage Fee).

13.Applicant Mrs.M Periyasamy and Two Members, Karur, Letter, Dated: 17.10.2024. (Payment of OSR and Centage Fee)

14.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

15. Civil Suit OS No : 359 of 2023, Principal District Municif Court of Karur.

16. Legal Opinion from Additional Govt. Pleader cum Additional Public Prosecutor, Principal District Municif Court of Karur, Dated : 01.10.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential of Layout in, Karur Local Planning Area - Ward-2, Block-37, T.S.No : 412/6
(Old No : 2197/2, 3A & 2412pt) of Sanapirati Village (Pasupathopalayam LIC Colony) – Karur City Municipal Corporation – Karur Taluk – Karur District - Extent : 0.3817
Acre (1545.00 Sqm) - Concurrence/Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 07.10.2024. Further the applicant
Mrs.M Periyasamy and Two Members, Karur, has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no.
2151/2024 & 2152/204, Dated : 08.10.2024amani And Three Members). Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(KD) No.153/2024 and enclosed with 2 set of original maps and gift
deeded documents has been forwarded with it for further action.

Total no of plot allocated – 06Nos
Local Body Space - 9.88Sq.m (0.83%)
TANGEDCO Space - 8.41 Sq.m (0.71%)
Proposed Road Area - 364.70 Sq.m (23.98%)
OSR Space - As per Guideline value for the extent of 119.00 Sq.m had been paid by applicant through online.

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey
department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges
for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning
authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by
constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-
division in favor concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA

4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the
title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted
with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to
the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning Department is not the right organization to decide this.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 2151/2024 & 2152/204, Dated : 08.10.2024) (original)

Copy to:-

1. Mrs.M Periyasamy and Two Members,
   No.8/65, South Street,
   Pasupathipalayam, Karur-639004,.

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
   No.1A, 1st floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
   Karur Joint - I Sub Register Office,
   Karur District.

4. Assistant Director,
   Survey Land and Records,
   Collectorate Office Campus, Karur District.
   Email id:adsurkar@nic.in.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2317	17/08/2024
2	OSR Fee	1121285	14/10/2024
3	Centage Charges	3900.00	17/10/2024
4	Development Charges	2500.00	17/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7800.00	17/10/2024

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

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Forwarded

Commissioner
Karur City Municipal Corporation

04.03.2025

Signature valid

Signed by: Assistant Director
Location:Karur
Date:2024.10.17 16:45:27



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