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Town and Country Planning Department(Planning Permission)

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

ROC No. RZ5LBWVW/2025/TCP Date : 06/05/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President/Special Officer,
Ganapathipalayam Panchayat,
Palladam Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of Residential layout to an total extent of 2.26 Acres or 9150.00 Sq.m in the land bearing S.F.Nos. 21/2B1 and 21/2B3 at Ganapathipalayam Village and Panchayat – Palladam Taluk- Tiruppur District Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No RZ5LBWVW, dated.24.03.2025. received through Single Window Portal from Mrs.R.Jothimani.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Tiruppur, dated: 21.04.2025.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4.Gift deed document no. 6636/2025, dated.22.04.2025 Uploaded by the applicant Mrs.R.Jothimani on 01.05.2025.
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, Department of Housing and Urban Development, 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.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
14.Letter No.K.Dis.E2/ 2585/2025, Dated.11.04.2025 of Joint Director, Agri Department, Tiruppur District.
15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
16. G.O(M.S) No : 53 Housing and Urban Development Department(UD 4(1} Dated: 28.02.2024
17. Payment details of Open Space Reservation charges, Centage charges, Development charge and Sub Division charges received from the applicant respectively on dated 01.05.2025. and 05.05.2025.

ORDER:-

The application seeking technical clearance for the proposed formation of Residential layout to an extent of

2.26 Acres or 9150.00 Sq.m
in the land bearing S.F.Nos. 21/2B1 and 21/2B3 at Ganapathipalayam Village and Panchayat , Palladam 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 hand over the
portion of land earmarked for roads, Public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 4 th cited above, and on receipt of payment of Open Space Reservation charges, Centage charges ,
Development charges and Sub Division charges vide reference 17 th cited above, the technical clearance is issued to the mentioned layout
with details given below and subject to the following conditions:

Layout Details:

Sl.nos Details	Area Details
1. Layout Extent	2.26 Acres or 9150.00 Sq.m.
2. No of Plots Allotted	15 Nos
3. Public Purposes Gifted to Local body:	
i).Layout Roads including Splay	3509.52 Sq.m.
ii)Public purpose (A)for Local body	65.38 Sq.m. (1.15%)
iii)Public purpose (B) for Tangedco	70.69 Sq.m (1.25 %)

The Applicant paid Rs 1,12,810.00 /-on 01.05.2025 as Open Space Reservation Charges against allotted Park Area of 564.05 Sq.m. as per
Govt Orders mentioned in 5 th Cited above)
The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No.75/2025.

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 Tahsildar 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 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 Layout for the land earmarked for roads, Park, 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
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)

6. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 4 th reference above to the concerned local body. It
is sole responsibility of the concerned local body to ensure this before issuing final approval.

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

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

Copy to
1. Mrs.R.Jothimani,
Door no 3/278,
Ganapathipalayam,
Mangalam Village,
Tiruppur South Taluk,
Tiruppur District-641663.

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,
Palladam Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13725	24/03/2025
2	OSR Fee	112810	01/05/2025
3	Centage Charges	5400.00	05/05/2025
4	Development Charges	13725.00	05/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7200.00	05/05/2025

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:2025.05.06 17:22:44



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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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