Town and Country Planning Department(Planning Permission)

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

ROC No. RJ9YUSQH /2025/ THP/2025/TCP Date : 20/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Palnangkuppam panchayat
Tirupathur Taluk,
Tirupathur District-635 853.

Sir/ Madam,

Sub : Residential Layout -Office of the District Town and Country Planning office - Tirupathur District, Tirupathur Taluk,Tirupathur Panchayat union / Palnangkuppam panchayat / Village,
- S.F.No. 90/4A1, 90/5, , Extent -8678.00 Sq.m (or) 2.14 Acre –Technical Clearance/Concurrence/Planning permission issued-Forwarded for further action - Reg.

Ref :
1. Application (Reference No: RJ9YUSQH /2025/ THP received through Single Window Portal fromTmt.K.Kavitha, Tirupathur , Dated: 17.02.2025.
2. Road pattern plan approved by the District Town and Country Planning Office, Tirupathur, Dated:12.03.2025
3. Letter No. L.Disk . B2/4985/2024, Dated: 23.09.2024of 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.956/2025, Dated:17.03.2025. Uploaded by the Applicant Tmt.K.Kavitha, Tirupathur , Dated:19.03.2025
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: 28.02.2024

15. Demand raised for payment of Scrutiny Fees and Centage charges, Display Board Fees respectively Dated:19.03.2025.
16. Payment of Scrutiny Fees, OSR Fees and & Centage charges and Display Board Fees, Sub division charges, Development charge ,& Armed force Flag Day fund received from the applicant respectively on 17.02.2025 & 19.03.2025
17. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021of Director of Town and Country Planning, Chennai (Circular).

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ORDER:

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 8678.00 Sq.m (or) 2.14 Acre in the land bearing S.F No. 90/4A1, 90/5, at Palnangkuppam Village / panchayat of Tirupathur Panchayat union, Tirupathur Taluk, 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 Centage charges OSR Charges and Display Board fees, Sub division charge, Development Charges received vide reference 16th 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 and the number is assigned as SWP/DTCP/TIRUPATHUR/LAYOUT No.14/2025
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 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)

Conditions :-

The applicant has to obtain necessary permission from the competent authority for constructing pipe culvert to width of 7.00 m in order to take access to his layout.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 2.14 Acre (or) 8678.00Sq.m
No. of Plots : 45Nos.
Gifted over to Local Body
Layout Road : 2644.07 Sq.m
Public Purpose : 58.76 Sq.m - 0.97 %
TANGEDCO Purpose : 40.72 Sq.m - 0.67 %

Copy to
1.Tmt. K..Kavitha
No.1/25, Mel street,
Palnangkuppam village
Tirupathur Taluk,
Tirupathur District.-635 853.

2. The Tahsildar (TamilNilam).
Tirupathur
Tirupathur District-635 751.

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. . Sub Registrar,
Jolarpet Register Office,
Tirupathur District – 635 601.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13017	17/02/2025
2	OSR Fee	48271	19/03/2025
3	Centage Charges	15000.00	19/03/2025
4	Development Charges	17356.00	19/03/2025
5	Display Board Charges	10000.00	19/03/2025
6	Satellite town charge		
7	Sub Division Charge	20000.00	19/03/2025

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:2025.03.20 12:03:04