Town and Country Planning Department(Planning Permission)

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

ROC No. KTIR6JZ1 / 2022 / TCP Date : 03/04/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Manickapuram Panchayat,
Palladam Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout – Office of the District Town and Country Planning office, Tiruppur District – Formation of residential layout to an extent of 9650.00 Sq.m at SF No.225/5 of Palladam Village and Manikapuram Panchayat, Palladam Taluk and Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. KTIR6JZ1 Received through Single Window Portal from Mrs.K.Shanthi, Dated:10.03.2023.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:29.03.2023.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.E/1738/2023, Dated.07.03.2023 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.6306/2023, dated.30.03.2023 - Uploaded by the Applicant on 31.03.2023.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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, Department of Housing and Urban Development, 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. Demand raised for payment of OSR and Centage charges respectively dated.29.03.2023 and 31.03.2023.
15. Payment details of OSR and Centage charges received from the applicant respectively on 31.03.2023.
16. 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 9650.00 Sq.m at SF No.225/5 of Palladam Village and Manikapuram Panchayat, Palladam Taluk and Tiruppur 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, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deed vide reference 6th cited above, and on receipt of payment of Centage and OSR charges vide reference 15th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions:

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No.98/2023.

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 Tahsildar 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 subdivision of the land earmarked for road 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 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 6th 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 follows:
Scrutiny Fee: Rs.14475.00/-
Centage Charges: Rs.9000.00/-
OSR Charges: Rs.3,44,380.00/-

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

To:
The President,
Manickapuram Panchayat,
Palladam Taluk,
Tiruppur District.

Copy to
1. Mrs.K.Shanthi,
W/o.Kumarasamy,
D.No.235/1, Savadigarden,
Sedapalayam,
Naranapuram,
Tiruppur – 641 664.

2. The Tahsildar (Tamil Nilam),
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,
Palladam Taluk, Tiruppur District.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14475	11/03/2023
2	OSR Fee	344380	31/03/2023
3	Centage Charges	9000.00	31/03/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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

Enclosure

1.Layout original map and Condition — 2 set

Document certified by Rushparaj B.

Signed by: Assistant Director
Location:Tiruppur
Date:2023.04.03 15:40:15

Town and Country Planning Department

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

(Road Pattern)

ROC No. KTIR6JZ1 / 2022 / TCP Date : 3/29/23 2:37 PM

To

Tmt. Santhi ,
No.235/1, Savdi thottam,
Sedapalyam ,
Mangalam road,
Palladam,

Sir/ Madam,

Sub

Layout-Tiruppur District Town and Country Planning office – S.F.No.225/5- Palladam Village and Manikapuram Panchayat - Paladam Taluk– Tiruppur District - 9650.00 sqm - Extent - Layout Road Pattern approval reg.

Ref:
1.The layout proposal received through online vide reference KTIR6JZ1 dated 11.03.2023
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019
4. G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
5.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
6.DTCP Circular no.19799/2020/T dated 24/12/2020.

1.The proposal received through online under reference 1st cited above, seeking approval for the formation of housing layout in the land bearing S.F.No.225/5 of Palladam Village and Manikapuram Panchayat - Paladam Taluk of Tiruppur district, was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads, area meant for Public purpose for LOCALBODY (0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars under references 2 to 6 cited above.

2.In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. LOCALBODY /TANGEDCO.

3.You are therefore, requested to handover the road space and the PP-1 site (reserved for Local Body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space the PP-1 & PP-2 sites with area details which have to be handed over to the respective authorities viz. for LOCALBODY /TANGEDCO with gift deed format are enclosed.

4.On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the LOCALBODY for sanctioning of the layout with a copy marked to applicant.

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

1. The President.
Manikapuram Panchayat,
Paladam Taluk.
Tiruppur District.

2. The Superintending Engineer,
TANGEDCO, Paladam Division,
Tiruppur District.

3. The Sub-Registrar,

Paladam Sub Registrar Office,
Tiruppur District.

4.Tmt. Santhi ,
No.235/1, Savdi thottam,
Sedapalyam ,
Mangalam road,
Palladam,
Tiruppur District - 641664.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Document certified by Rushparaj B.

Signed by: Assistant Director
Location:Tiruppur
Date:2023.[illegible]:37:21