Town and Country Planning Department(Planning Permission)

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. GN1T7HM0/2024/TCP

Date : 10/10/2024

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

The President
Vadamugam Vellodu Panchayat
Perundurai Taluk
Erode District.

Sir/ Madam,

Sub : Layout - Office of the Erode District Town and Country Planning S.F.No:-970/3B2, 4A, 990/3B2, 4A, 4B1 in Vadamugam Vellodu Village - Vadamugam Vellodu Panchayat - Perundurai Taluk - Erode District - 0.9636 Acre (or) 3900.0 sqm Extent Technicaclearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.VENKATACHALAM .Online application No. GN1T7HM0 Dated:13.09.2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 01.10.2024.
3.Letter No.M.M.A1/8211/2024 Dated.02.09.2024 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru.VENKATACHALAM giftdeed uploaded Dated:09.10.2024.(Gift deed document No.7188/2024 Dt.03.10.2024 and TANGEDCO Doc
no.7192/2024 Dt.03.10.2024
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.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 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.Government Letter No.19113/Nov 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 payment Request Letter, Dated: 01.10.2024 and 10.10.2024.
(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Thiru.VENKATACHALAM Letter, Dated: 09.10.2024 & 10.10.2024 (Payment of Centage Fee, Display Board Fee and Flag Day Fund).
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17. G.O.53, Housing and Urban Development Department,(UD4(1)) Dated: 28.02.2024 and TNGG Part Section-2 Date:10.07.2024

Order :-
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of 0.9636 Acre
(or) 3900.0 sqm Extent in the land bearing S.F.No:-970/3B2, 4A, 990/3B2, 4A, 4B1 in Vadamugam Vellodu Village, Vadamugam Vellodu Panchayat -
Perundurai Taluk, Erode 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 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 and the number is assigned as

SWP/DTCP/ERODE/LAYOUT APPROVAL No.291/2024.

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 Thasildhar 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.

7.The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

SPECIAL CONDITIONS:

1.a) With reference to the 8th cited and 10th 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. 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.

3 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.

4. The local authority shall also ensure that the sub division for 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.

5. 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.

6.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.
7. 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 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.
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)

9.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.5850.0/- Dt.13.09.2024
OSR Fee: Rs.1208714.0/- Dt.09.10.2024
Centage Charges: Rs.9000/-Dt. 10/10/2024
Display Board: Rs.10000/- Dt.10/10/2024
Development charges:Rs.19750/- Dt.10.10.2024
SubDivision Charges:Rs.12000/- Dt.10.10.2024

Copy to
1 Thiru. VENKATACHALAM
15,K.R.R.THOTTAM,
MANGALAM ROAD,
TIRUPPUR – 641604

2.The Tahsildar.
Perundurai Taluk
Erode District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5. Superintending Engineer,
Electricity Distribution CIrcle,
Tamilnadu generation and Distribution Corporation Ltd,
Erode, Erode District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5850	13/09/2024
2	OSR Fee	1208714	09/10/2024
3	Centage Charges	9000.00	10/10/2024
4	Development Charges	19750.00	10/10/2024
5	Display Board Charges	10000.00	10/10/2024
6	Satellite town charge		
7	Sub Division Charge	12000.00	10/10/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Erode
Date:2024.10.10 15:26:09