Town and Country Planning Department(Planning Permission)

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

ROC No. 98KZXC4E/2024/TCP

Date : 04/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner
Bhavani Municipality
Bhavani Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning- Ward - C, Block - 01, T.s.no-24/1, 25B, 26, 27/2 (Old S.F.NO-759/3,759/3pt, 759/5pt) in Bhavani Village – Bhavani Municipality - Bhavani Taluk - Erode District - 1.45.50 Acre (or) 5893.50 sqm Extent – Planning Permission issued- forwarded for further action – Reg.

Ref : 1.Applicant Thiru.M.S.Ayyanar Real Estate Partners and N.Mohanraj Online application No. 98KZXC4E, Dated:30.09.2024
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated:10.10.2024
3.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.Applicant Thiru.M.S.Ayyanar Real Estate Partners and N.Mohanraj, giftdeed uploaded Dated: 30.10.2024 (Gift deed document No.Local bodyDoc No-:6350/2024
Dt.17.10.2024,TANGEDCO Doc No-6351/2024 Dt.17.10.2024)
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 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.Demand payment Request Letter, Dated: 10.10.2024 and 04.11.2024
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
14.Applicants Thiru.M.S.Ayyanar Real Estate Partners and N.Mohanraj, Letter, Dated:09.10.2024 and 04.11.2024 (Payment of Centage Centage Fee, Development Display Board Fee and
OSR Guideline Value).
15.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Order:
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout to an extent of - 1.45.50 Acre (or) 5893.50 sqm in the
land bearing Ward - C, Block - 01, T.s.no-24/1, 25B, 26, 27/2 (Old S.F.NO-759/3,759/3pt, 759/5pt) in Bhavani Village – Bhavani Municipality, Bhavani 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, On receipt of
payment of charges such as OSR charges, Development Charges, and Centage charges vide reference 14th 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 LPA/LAYOUT APPROVAL
No.317/2024

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 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.

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 7th 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 them 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 oflocal body to the
applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like stormwater 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 rains 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. 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.

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

Scrutiny Fee: Rs. 8840.0/-Dt.30.09.2024
OSR charges: Rs.5458489.0/-Dt.30.10.2024
Development charges:Rs. 29720.0/-Dt.04.11.2024
Centage Charges: Rs.6600/-Dt. 11.04.2024
Display Board: Rs.10000/- Dt.11.04.2024
SubDivision Charges: Rs.11000/-Dt.11.04.2024

Copy to
1. Thiru.M.S.Ayyanar Real Estate Partners and N.Mohanraj
846 Uratchikottai Village ,
Bhavani Tk,Erode Dt ,638301

2.The Tahsildar.
Bhavani 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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8840	30/09/2024
2	OSR Fee	5458489	30/10/2024
3	Centage Charges	6600.00	04/11/2024
4	Development Charges	29720.00	04/11/2024
5	Display Board Charges	10000.00	04/11/2024
6	Satellite town charge		
7	Sub Division Charge	11000.00	04/11/2024

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:2024.11.04 16:08:07