Town and Country Planning Department(Planning Permission)

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

ROC No XUIL6XSC/2023/TCP Date : 29/11/2023

From

Joint Director / Deputy Director / Assistant Director

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

To

The President
Punjailakkapuram Panchayat
Modakkurichi Taluk
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning- Erode Local Planning Authority S.F.No: - 214/4A, Punjailakkapuram Village – Punjailakkapuram Panchayat –Modakkurichi Panchayat Union, Modakkurichi Taluk - Erode District- 4700.00 sqm or 1.16 Acre Extent – Planning Permission issued- forwarded for further action - Reg

Ref :
1.Applicant Thiru. Saravanakumar and Rajeshkumar Online application No. XUIL6XSC, Dated:27.09.2023
2.Road pattern plan approved by the District Town and country planning Office, Erode, dated:02.11.2023
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. Saravanakumar and Rajeshkumar giftdeed uploaded Dated:27.11.2023 (Gift deed document No.Local body:9381/2023 Dt.22.11.2023,TANGEDCO (Local Body):9380/2023 Dt.22.11.2023)
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: 27.09.2023 and 28.11.2023
(requiring payment of Centage Fee, Development Display Board Fee and OSR Guideline Value Fee).
14.Applicants Thiru. Saravanakumar and Rajeshkumar Letter, Dated:27.11.2023 and 28.11.2023 (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 4700.00 sqm or 1.16 Acre in the land bearing S.F.No: - 214/4A, Punjailakkapuram Village – Punjailakkapuram Panchayat –Modakkurichi Panchayat Union, Modakkurichi 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

L.S. Signature

L.S.No. –

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 490/2023 and The planning permission is SWP/DTCP/ERODE LPA/ Planning Permission No 44/2023

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 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 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 anses 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.

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

Scrutiny Fee: Rs. 7050/-Dt.27.09.2023
OSR charges: Rs. 701633/-Dt.27.11.2023
Development charges:Rs. 23500/-Dt.28.11.2023
Centage Charges: Rs.7500/-Dt.28.11.2023
Display Board: Rs.10000/- Dt.28.11.2023
Copy to
1. Mr. Saravanakumar and Rajeshkumar
5/1 Simi Garden , Muthur Road ,
Punjailakkapuram,
Moodakuruchi,
Erode 638002 .

2. The Tahsildar,
Modakkurichi 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	7050	27/09/2023
2	OSR Fee	701633	27/11/2023
3	Centage Charges	7500.00	28/11/2023
4	Development Charges	23500.00	28/11/2023
5	Display Board Charges	10000.00	28/11/2023
6	Satellite town charge		

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: 2023.11.29 19:57:55