Town and Country Planning Department(Planning Permission)

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

ROC No. PIXVRORF/2025/TCP Date : 13/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruppur City Municipal Corporation ,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District, Tiruppur Local Planning Authority–the Proposed formation of residential layout total extent of 4.50 Acres or 18210.00 Sq.m. in the land bearing . S.F.Nos.620/1B at Veerapandi village – Tiruppur South Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No PIXVRORF dated 14.11.2024 received through Single Window Portal from Mr.S.Krishnakumar,
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:23.12.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no .124/2025 dated. 09.01.2025 Uploaded by the Applicant Mr.S.Krishnakumar on 10.01.2025
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
9. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
13. Payment of, Development Charges , Centage charges, and Sub division charges received from the applicant respectively on 11.01.2025

ORDER:-

The application seeking technical clearance for the Proposed formation of residential layout total extent of 4.50 Acres or 18210.00 Sq.m. in the land bearing S.F.Nos.620/1B at Veerapandi village , Tiruppur South Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for roads, Parks, Public Purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 4 th cited above, and on receipt of payment of Centage charges , Development charges and Sub division
charges vide reference 13 th cited above, the technical clearance is issued to the mentioned layout with details given below and subject to the following
conditions:

Layout Area Details:

Sl.nos	Details	Extent
1.	Layout Area	- 4.50 Acres or 18210.00 Sq.m.
2.	No of Plots Allotted	- 97 Nos.
3.	EWS Plots Extent	- 1450.00 Sqm.(11.37%)
	EWS Plot nos	- 17-22,26-37,84-89 Plots

4. Public Purposes Gifted to Local body:

i) Park Area - 1281.54 Sqm.(10.05%)

ii).Layout Roads including Splay - 5457.08 Sq.m.

iii) Public purposes A for LOCALBODY - 68.30 Sq.m. (0.54%)

iv) Public purposes B for TANGEDCO - 66.14 Sq.m. (0.52%)

The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur LPA/LAYOUT No. 04 /2025 and
Planning Permission No.04/2025.

General conditions:
1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

2. 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.

3. 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.

4. 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 Tamil Nilam/ Collabland website.

5. 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 Layout for the land earmarked for Road Parks, and land meant for Public Purposes such as Local body and
TANGEDCO are properly carried out and transferred in favour of the local body 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.The fees/charges collected from the applicant are as attached

Assistant Director/Member

Secretary,

District Town and Country

Planning Office,

Tiruppur Local Planning Authority
Tiruppur District.

Copy to

1.Mr.S.Krishnakumar ,
120A, RVE Layout 1st Street,
Thennampalayam,
Tiruppur District-641604.

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,
Nallur,
Tiruppur South Taluk,
Tiruppur Corporation,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	27315	14/11/2024
2	OSR Fee		
3	Centage Charges	33000.00	11/01/2025
4	Development Charges	68290.00	11/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	66000.00	11/01/2025

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

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2025.01.13 16:53:18