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Town and Country Planning Department(Planning Permission)

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

ROC No. DJ3YHH5O/2024/TCP

Date : 01/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
vadamugam vellode Panchayat
Perundurai Taluk
Erode District

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning -R.SF.NO: 371/2A2- vadamugam vellode village / panchayat- Perundurai taluk –Erode District - 2.00 acres or 8098.00 sq.m Extent - Technical clearance issued - forwarded for further action - Reg.

Ref :
1.Applicant Thiru.M D Easwaran,Thiru.Chandrasekaran,Thiru.Kolandavelu,Thiru.Manicakam, Online application No. DJ3YHH5O, date.07.12.2023
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 07.12.2024
3.Letter No.9087/2023(46) dated:17.11.2023 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.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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: 05.02.2024 and 27.02.2024 (requiring payment of OSR guideline line value fee, Centage Fee, Display Board Fee and Flag Day Fund).
14.Applicant Thiru.M D Easwaran,Thiru.Chandrasekaran,Thiru.Kolandavelu,Thiru.Manicakam, Dated: 05.02.2024 and 29.02.2024(Payment of Centage Fee, Display Board Fee, OSR guideline line value fee, Flag Day Fund).
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 housing sub division layout to an extent of 2.00 acres or 8098.00 sq.m in the land bearing R.SF.NO: 371/2A2, vadamugam vellode village / panchayat, Perundurai taluk, Erode District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as OSR 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 subdivision and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No.50/2024.

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 Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamilian/Collab land 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.
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)

Copy to
Thiru.M D Easwaran,
Thiru.Chandrasekaran,
Thiru.Kolandavelu,
Thiru.Manicakam

70/2B, Thiru vi ka street,
Municipal Colony,
Erode-638004

1. The Tahsildar.
Perundurai Taluk,
Erode District.

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

3. 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	12147	23/11/2023
2	OSR Fee		
3	Centage Charges	12000.00	29/02/2024
4	Development Charges		
5	Display Board Charges	10000.00	29/02/2024
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:2024.03.01 19:09:01



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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