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Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. WT1PN7V3 / 2022 / TCP Date : 27/12/2022

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The President
Velliyanai South Village panchayat.
Karur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Karur District, karur Taluk, Velliyanai South Village, S.F.NO: 1226/A1B1, Extent of 8219.00 Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for further action - Reg.

Ref : Ref : 1 Application (Reference No: WT1PN7V3) received through Single Window Portal from Mrs.R. Sasikala & Mrs. G. Parvatham, Dated: 26.11.2022.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 10.12.2022.
3 Letter No.E1/6670/2022, Dated.30.08.2022 of Joint Director, Agriculture department, Karur District.
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document no.6107/2022 dated.12.12.2022 Uploaded by the Applicants Mrs.R. Sasikala & Mrs. G. Parvatham, Dated: 13.12.2022.
6 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 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.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11 Government Letter No.19113 / 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 raised for payment of OSR charges and Centage charges respectively dated 10.12.2022 and 16.12.2022
15 Payment of OSR charges and Centage charges received from the applicant respectively on 14/12/2022and 16/12/2022.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of 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 8219.00 Sq.m. in the land bearing S.F.No. 1226/A1B1 at Velliyanai South village, Karur Taluk & Karur 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/Karur/LAYOUT No. 243 /2022.

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. 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 sub division for the land earmarked for road, park 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.
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.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)

6. The fees/charges collected from the applicant are as follows:
   Scrutiny Fee: Rs. 12329.00/-
   Centage Charges: Rs. 13500.00/-
   OSR Charges: Rs. 60600.00/-

Copy to
1. Mrs.R. Sasikala & Mrs. G. Parvatham,
Door no. 22/1, sengunthapuram 5th cross,
Rajalingapuram ,
karur taluk and district.

2. The Tahsildar (TamilNilam).
District Collector Office,
Karur 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.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Karur.
Email id:adsurkar@nic.in

5. The Joint Registrar,
Velliyanai,
Karur.
Email id:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12329	26/11/2022
2	OSR Fee	60600	14/12/2022
3	Centage Charges	13500.00	16/12/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Document certified by Mookaiah K.

Signed by: Assistant Director
Location:Karur
Date:2022.12.27 15:30:45

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

Enclosure

1.Layout original map and Condition – 2 set



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.

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NRI & Investment Services

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

Compliance & Special Services

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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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OMR Thoraipakkam,
Chennai, India

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