Town and Country Planning Department(Planning Permission)

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

ROC No. S8FHXCT1 / 2022 / TCP Date : 21/10/2022

From:

Joint Director / Deputy Director / Assistant Director

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

To :

G SENNIAPPAN AND S SIVAKAMI,D.NO. 70/112, KUMARA NAGAR, ,MURUGAMPALAYAM 1ST STREET,,TIRUPUR

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District, Tiruppur Local Planning Authority– formation of residential layout to an extent of 4700.00 Sq.m. in the land bearing S.F.No. 314/2A1 at Nallur village,Tiruppur South taluk, Tiruppur Corporation of Tiruppur district - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No. S8FHXCT1, Received through Single Window Portal from Tmt. Mr.G.Senniappan and S.Sivagami, Dated:22.09.2022.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:01.10.2022.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document nos.4763/2022, dated.10.10.2022 & 4775/2022, dated.10.10.2022.
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. 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. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
14. Demand raised for payment of OSR charges and Centage charges respectively dated.01.10.2022 and 19.10.2022.
15. Payment of Centage charges received from the applicant respectively on 18.10.2022 and 20.10.2022

ORDER:-

The application seeking technical clearance for the proposed formation of residential layout to an extent of 4700.00 Sq.m. in the land bearing S.F.No. 314/2A1 at Nallur village,Tiruppur South taluk, Tiruppur Corporation of Tiruppur 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 Centage charges vide reference 15th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions:

1.The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur LPA/LAYOUT No.71/2022 and Planning Permission No.75/2022

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

Details of Fee Amount in Rupees

Scrutiny Fee : 7,050/-
Centage Charges : 5,700/-
Development Charges : 11,750/-
OSR Charges : 7,42,015/-

Deputy Director/ Assistant Director(FAC),
District Town and Country Planning Office,

Tiruppur Local Planning Authority

Tiruppur District.

To:
Commissioner
Tiruppur Corporation
Tiruppur
Tiruppur District.

Copy to
1. G SENNIAPPAN AND S SIVAKAMI,
D.NO. 70/112, KUMAR NAGAR,
TIRUPPUR-641603

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. Sub Registrar
Nallur Sub Registrar office
Tiruppur Corporation
Tiruppur South Taluk
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7050	22/09/2022
2	OSR Fee	742015	18/10/2022
3	Centage Charges	5700.00	20/10/2022
4	Development Charges	11750.00	20/10/2022
5	Display Board Charges		
6	Satellite town charge		

Document certified by
Rameshkumar.
Signed by: Assistant Director
Location:Tiruppur
Date:2022.10.21 11:48:23

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

Enclosure

1.Layout original map and Condition – 2 set