Town and Country Planning Department(Planning Permission)

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

ROC No. NGVF8YGS/2025/TCP Date : 25/08/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer / Block development Officer, (VP)
Velayuthampalayam Panchayat,
Avinashi Panchayat union
Avinashi Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office -Tiruppur District – Avinashi Taluk / Panchayat Union – Velayuthampalayam Village and Panchayat -S.F.Nos. 34/5B2A, 39/2A1, 39/2B1, 39/2C1 and 39/3A1A – 15567.00 sqm (3.845 Acres) Extent - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. NGVF8YGS, dated.14.02.2025. Received through Single Window Portal from Thiru.A. Ashokbabu and Tmt.A.Vijayalakshmi
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 05.05.2025
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
4. Letter No.K. Dis.E2/1541/2025, Dated.28.02.2025 of Joint Director, Agri Department, Tiruppur District
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
6. Gift deed document no. 11573 / 2025 and 11574 / 2025 dated.19.08.2025 Uploaded by the Applicant Thiru.A. Ashokbabu and Tmt.A.Vijayalakshmi on 21.08.2025
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
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, Department of Housing and Urban Development, 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. Demand raised for payment of Centage and Development Charges dated 22.08.2025.
15. Payment details Centage and Development Charges received from the applicant on 23.08.2025
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 for the proposed formation of housing layout to an Tiruppur District, Avinashi Taluk / Panchayat Union, Velayuthampalayam Village and Panchayat,
S.F.Nos. 34/5B2A, 39/2A1, 39/2B1, 39/2C1 and 39/3A1A, 15567.00 sqm (3.845 Acres) Extent, 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, park and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 6th 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:

Layout Details:
1. Layout Extent : 15567.00 Sq.m (3.845 Acres)
2. No of Plots Allotted : 75 No's (Including EWS Plots)
2. EWS Plots Area : 1080.46 Sq.m (10.22 %) (Plots Nos: 23-35, 46-51= 19 nos)

3. Public Purposes Gifted to Local body:
(i) Layout Roads including Splay : 4990.995 Sq.m
(ii) Park : 1060.64 Sq.m (10.02 %)
(iii) Public purpose (A)for Local body : 54.09 Sq.m (0.51 %)
(iv) Public purpose (B) for Tangedco : 54.09 Sq.m (0.51 %)

1.The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No. 146/2025.
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 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 3rd 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 applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

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

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

Copy to
1. Thiru.A.Ashokbabu and
Tmt.A.Vijayalakshmi
No 1/119 Vilankurichi,
Coimbatore-641031

2. The Tahsildar (TamilNilam).
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,
Avinashi Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	23351	14/02/2025
2	OSR Fee		
3	Centage Charges	28200.00	23/08/2025
4	Development Charges	23400.00	23/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	37600.00	23/08/2025

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:2025.08.25 15:55:55