Town and Country Planning Department(Planning Permission)

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

ROC No. AZLB2RVP/2023/TCP Date : 18/10/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

To:
The President,
Kaniyampoondi Panchayat ,
Avinashi Taluk,
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 2.48 Acres or 10032.00 Sq.m. in the land bearing S.F.Nos.229/2A3, 229/2D1B at Kaniyampoondi village - Avinashi Panchayat Union -Avinashi Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No AZLB2RVP dated 01.09.2023 received through Single Window Portal from Mrs. M.Senthamarai selvi,
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 14.09.2023.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no .136282023 dated.30.09.2023 Uploaded by the Applicant Mrs. M.Senthamarai selvi,, on 03.10.2023.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
7. 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10. Government Letter No.19113 / 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. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
14. Payment of Development Charges &Centage charges received from the applicant respectively on 09.10.2023

ORDER:-

The application seeking technical clearance for the Proposed formation of residential layout total extent of 2.48 Acres or 10032.00 Sq.m. in the land bearing S.F.Nos.229/2A3,229/2D1B at Kaniyampoondi village , Avinashi Panchayat Union , Avinashi 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 handover 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 4th cited above, and on receipt of payment of Centage charges and Development charges vide reference 14th 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	2.48 Acres or 10032.00 Sq.m.
2.	No of Plots Allotted	62+1 (Owners use) Nos
3.	EWS Plots Extent	894 Sqm
	EWS Plot nos	23-28,43-48,57,58-(14 Plots)

4. Public Purposes Gifted to Local body:

i) Park Area 814.32Sqm.(10.22%)

ii).Layout Roads including Splay 2070.55 Sq.m.

iii) Public purposes A for LOCALBODY 60.14 Sq.m. (0.75%)

iv) Public purposes B for TANGEDCO 50.28 Sq.m. (0.63%)

General conditions:
1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur LPA/LAYOUT No.66
/2023 and Planning Permission No. 67 /2023

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 Tamil Nilam/ 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 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 follows:

Details of Fee	Amount in Rupees
Scrutiny Fee	: 15048/- Date : 01.09.2023
Centage Charges	: 18900/- Date : 09.10.2023
Development Charges	: 15048/- Date : 09.10.2023

Assistant Director/Member Secretary
District Town and Country Planning Office,
Tiruppur Local Planning Authority
Tiruppur District.

Copy to

1. Mrs.M.Senthamarai selvi ,
   43, E.R.P.Layout,
   Muruganpalayam Itteri road, College road,
   Thottipalayam, Tiruppur north Taluk,
   Tiruppur District-641602.

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,
   Avinashi Taluk ,
   Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	15048	01/09/2023
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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:2023.10.18 18:16:31