Town and Country Planning Department(Planning Permission)

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

ROC No. MX13MBAB/2025/TCP

Date : 25/02/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruppur City Municipal Corporation,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent of 2.44 Acres or 9879.00 Sq.m. in the land bearing S.F.Nos: 638/2A &643/2C at Nallur village -Tiruppur Corporation-Tiruppur South Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Application Reference No. MX13MBAB dated. 28.10.2024. received through Single Window Portal From Mr.M.MUTHUKUMARASAMY, dated. 28.10.2024.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Tiruppur, dated: 12.11.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no. 4075 /2024, Dated: 18.11.2024. uploaded by the applicant Mr.M.MUTHUKUMARASAMY dated.17.02.2025.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019 and G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
7. G.O. (Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16.07.2022.
9. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12 . Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
13. Payment of Open Space Reservation Charges, Development Charges , Centage charges and Sub division Charges received from the applicant respectively on 17.02.2025 and 21.02.2025.

ORDER:-

The application seeking technical clearance for the proposed formation of housing layout to an extent of 2.44 Acres or 9879.00 Sq.m. in the land

bearing S.F.Nos :638/2A &643/2C at Nallur village ,Tiruppur Corporation,Tiruppur South 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 hand over 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 4th cited above, and on receipt of payment of Open Space Reservation Charges, Centage charges and
Development charges vide reference 13 th cited above, the technical clearance is issued to the mentioned layout with details given below and subject to
the
Following conditions:

Layout Details:

Sl.nos	Details	Area Details
1.	Layout Extent	2.44 Acres or 9879.00 Sq.m.
2.	No of Plots Allotted	27 Nos

3. Public Purposes Gifted to Local body:

i).Layout Roads including Splay. 3029.92 Sq.m
ii) Public purpose (A)for Local body 37.84 Sq.m. (0.55%)
iii) Public purpose (B) for Tangedco 45.15 Sq.m. (0.66%)

The Applicant paid Rs 53,83,392/-on 17.02. 2025 as Open Space Reservation Charges in lieu of 10% area to be reserved Park Area of 684.91 Sq.m.
as per Govt Orders mentioned in 7 th Cited above)

The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No. 18/2025 and Planning
Permission No. 18/2025.

General conditions:

1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.

2. 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.

3. 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.

4. 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 Tamil Nilam/Collabland website.

5. 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 , 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 attached

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

1. Copy to
Mr.M.MUTHUKUMARASAMY,
60-Sampala Thottam ,
Dharapuram Road,
Chandrapuram ,
Tiruppur -641604.

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 Joint Sub-Registrar,
Nallur Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14819	28/10/2024
2	OSR Fee	5383392	17/02/2025
3	Centage Charges	13200.00	21/02/2025
4	Development Charges	24697.50	21/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	26400.00	21/02/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Tiruppur District.

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2025.02.25 13:48:52