DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: LYGKRUVL/2024/TCP3

Sub: Layout-Directorate of Town and Country Planning, Chennai-107-Application received for the approval of Layout- Comprised in S.No. 169, 170/2, 171/1C1, 178/1A2 and 178/3 of Pachapalayam Village & panchayat, Vellakkoil panchayat union, Kangeyam Taluk, Tiruppur District - Site Extent – 20.57 Acre – Plot pattern Technical Concurrence - Issued - Reg.

Ref:

1. The Layout Proposal received through online vide reference LYGKRUVL/2024/TCP3, dated:04.03.2024 and 25.10.2024.
2. The Assistant Director, Tiruppur District Town and Country Planning office Inspection Report of Online Application No. LYGKRUVL/2024 Dated: 20.05.2024.
3. Online Application No. LYGKRUVL/2024/TCP3, dated: 03.08.2024 (Road pattern issued).
4. Applicant Thiru.Shaikh Vazir Ebrahim, Gift Deed No. 4165/2024, Dated:15.10.2024.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.

11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. Joint Director, Agriculture Department, Tiruppur, L.Dis.No.C2/285/2024, Dated:10.01.2024.
14. Executive Engineer, Water Resource Department, Tirumurthy Kottam, Udumalaipettai, Letter No.வப/இவஅ/கோ-46பி/ 102M/2024, Dated:23.02.2024 and 31.01.2024.
15. Supervise Engineer, Coimbatore, Tamil Nadu Electric Development Corporation.மே.பொ/இயக்கம்/செ.உ/உ.பொ.பொ/கோ.NOC/ அ.எண்.477/2024, Dated:08.04.2024.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Assistant Director of Tiruppur District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Tiruppur District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP / DTCP No. 90/2024**. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1.a) With reference to the 7th, 8 th and 10 th cited Government Orders, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 11 th cited and 12 th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favor concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

5. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 9th cited G.O. the Assistant Director of Tiruppur Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.,) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Director of Town & Country Planning

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

Town and Country Planning Department(Planning Permission)

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

ROC No. LYGKRUVL/2024/TCP Date : 28/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Pachapalayam Village & panchayat,
Kangeyam Taluk,
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 20.57 Acres in the land bearing S.F.No's 169, 170/2, 171/1C1, 178/1A2 and 178/3 of Pachapalayam Village & Panchayat, Vellakkoil panchayat union, Kangeyam Taluk, Tiruppur District - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Application Reference No. LYGKRUVL/2024, dated:- 05.03.2024 received through Single Window Portal from Thiru. Shaikh Vazir Ebrahim.
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. LYGKRUVL/2024/TCP3, dated: 18.11.2024.
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 03.08.2024.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/285/2024, Dated. 10.01.2024 of Joint Director, Agri Department, Tiruppur District.
6. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
7. Gift deed document no. 4165/2024, Dated: 15.10.2024 Uploaded by the applicants Thiru. Shaikh Vazir Ebrahim.
8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020
11. G.O. (Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
13. Letter No: 19113/ UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
14. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
16. This office letter Roc. No.1715/2024/TD, dated.28.11.2024 (Flag Day fund Demand Draft sent to Head Office).
17. Payment details of Centage charges and Armed Force Flag day Fund received from the applicant on 28.11.2024 respectively.

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 20.57 Acres or 83262.00 Sq.m. in the land bearing S.F.No's.
169, 170/2, 171/1C1, 178/1A2 and 178/3 of Pachapalayam Village and Panchayat, Vellakkoil panchayat union, Kamgeyam Taluk, Tiruppur District was processed as per
the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country

Planning, Chennai vide 3rd cited above and on receipt of gift deed no. 4165/2024, Dated: 15.10.2024 (gifted to local body) from the applicant through online the
concurrence for the above said layout is issued vide LP/DTCP No.90/2024 by Director of Town and Country Planning, subject to the following special conditions

Layout Details:
Sl.no Details Area Details
1. Layout Extent 20.57 Acres or 83262.00 Sq.m.

2. No of Plots Allotted 338 Nos (Including EWS Sites)
3. EWS Plots Extent
EWS Plots nos: (231– 258 & 271 - 338) 5882.80 Sq.m (10.72%).
Public Purposes Gifted to Local body:
i).Layout Roads including Splay
28389.82 Sq.m.
ii)Public purpose (A)for Local body 303.80 Sq.m. (0.55%)
iii)Public purpose (B) for Tangedco
iv) Park-I
300.49 Sq.m. (0.54%)
5537.19 Sq.m (10.09%)

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 appropriate action/information.
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 applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the
concerned local body to ensure this before issuing final approval.

SPECIAL CONDITIONS:
1. a) With reference to the 9, 10, 11, 12th cited above, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning
authority along with approval of Local body shall be issued to the applicant(s) directly.
b) Other than Municipal/Corporation areas: Shall collect the necessary fees and issue the final sketch, permit of Planning authority along with the permit of local body
to the applicant(S) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing
required OHT, provide necessary streetlights etc., as per standards specified by the local body.
2. Economically Weaker section (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots
are not sold after more than 3 years, after the plot approval, as per G.O. 16, Municipal Administration and Water Supply Department, Dated.31.01.2020, should be
applied in appropriate permission for amalgamation of EWS Plots.
3. With reference to the 13 th and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas SF No.
subdivision in favour of concerned local body.
4. The Tamil Nadu Government in G.O Ms. No.112, Housing and Urban Development Department, dated.22.06.2017 have approved 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 been requested to follow the protocols as per instruction given by TNRERA.
5. 20% centage charge for Flag Day fund in the name of “Armed Force Flag Day Fund” should be payable by the

applicant at nationalized bank draft as payable at
Chennai. As per this order, the applicant has submitted the HDFC Bank- Tiruppur Branch Demand Draft No. 005694 dated28.11.2024 for an amount of Rs. 21,000/- in
favour of “Armed Force Flag Day Fund” as payable at Chennai.

6. The Director of Town and country planning, Chennai has not legally certified the title to the ownership by granting technical clearance and planning permission.
Only the applicant’s entitlement to development is verified in the documents submitted with the applicant’s application (lease deed, sale deed, gift deed, etc). Any
person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it,
they can settle it before the appropriate competent court. This office is not the right organisation to decide on this.

7. The amount collected from the applicant are as follows:
The fees/charges collected from the applicant are as follows:
Scrutiny Fee : Rs. 1,24,893/- Date 05.03.2024.
Centage Charges : Rs. 1,02,000/- Date 28.11.2024
Development Charges: Rs. 124893/- Date. 28.11.2024
Flag Day Fund : Rs. 21,000/- in favour of “Armed Force Flag Day Fund” from HDFC Bank, Tiruppur Branch Demand Draft No. 005694 dated. 28.11.2024. Demand
Draft sent to Head Office vide this office Roc. No.1715/2024/TD, dated.28.11.2024.

8. 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 4th 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 Charges227 non-
Taxation fees – 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

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

Copy To:
1. Thiru. Shaikh vazir Ebrahim,
D.NO.329A, E.B.COLONY,
1st STREET,GANDHI NAGAR,
KUMAR NAGAR,
Tiruppur - 641603.
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,
Vellakovil Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	124893	05/03/2024
2	OSR Fee		
3	Centage Charges	102000.00	28/11/2024
4	Development Charges	124893.00	28/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Tiruppur District.