Town and Country Planning Department(Planning Permission)

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

ROC No. PCJK6139/2023/TCP Date : 02/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Udumalaipettai Municipality,
Udumalaipettai Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Subdivision - District Town and Country Planning Office - Tiruppur District – Udumalaipettai Taluk – Udumalaipettai Municipality – Ward G – Block 3 -T.S.No.15/8 - extent of 1579.00 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No. PCJK6139, received through Single Window Portal from Thiru. K.Chinnasamy, Dated:09.06.2023.
2. OSR Demand Raised by the District Town and country planning Office, Tiruppur, dated:27.07.2023.
3. Director of Town and Country Planning, Chennai Circular Roc. No.19799/2020, Dated: 24.12.2020.
4. OSR Payment Details Uploaded by the Applicant Thiru. K.Chinnasamy on 28.07.2023.
5. G.O. No.138, Housing and Urban Development Department, Dated:04.06.2004.
6. G.O. No.18, Municipal Administration and Water supply Department, dated:04.02.2019, G.O. No.16, Municipal Administration and Water Supply Department, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
7. G.O. No.141, Housing and Urban Development Department, dated:23.09.2020 and G.O. No.141, Housing and Urban Development Department, dated:16.07.2022.
8. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Commissioner of Town and Country Planning, Chennai Circular Roc.No.13686/2017/LA1, Dated: 08.09.2017.
10. Director of Town and Country Planning, Chennai. Circular Roc. No.320/2022/TCP3, Dated:07.01.2022.
11. Demand raised for payment of Centage charges Dated 28.07.2023.
12. Payment of Centage charges received from the applicant on 02.08.2023.
13. Director of Town and Country Planning, Chennai Circular Roc. No. 4367/2019/TCP2, Dated:14.08.2021.

ORDER: -

The application seeking Technical clearance for the proposed formation of Residential Sub Division to an extent of 1579.00 Sqm in the land bearing T.S.No.15/8, Block -3, Ward-G at Udumalaipettai Municipality of Udumalaipettai taluk 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 Remit the OSR charges vide reference 2nd cited above.

On receipt of OSR charges and Centage charges through online payment system vide references 4th and 12th cited respectively above, the Technical clearance is issued assigning the number as SWP/DTCP/TIRUPPUR/LAYOUT No.228/2023 subject to the following 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 through e mail 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 TamilNilam/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 6th and 7th cited above.
3. 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.

4.The fees/charges collected from the applicant are as follows:
Scrutiny Fee : Rs.2369/-
Centage Charges : Rs.2400/-
OSR Charges : Rs.595283/-

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

Copy to
1. Thiru. K.Chinnasamy,
S/o. Karupanan,
D.No.31/70, Manuneethi cholan street,
Thangammal Odai, Udumalaipettai,
Tiruppur District – 642 126.

2. The Tahsildar (TamilNilam),
District Collector Office campus,
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,
Udumalaipettai Sub Registrar Office,

Udumalaipettai Taluk, Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2369	09/06/2023
2	OSR Fee	595283	28/07/2023
3	Centage Charges	2400.00	02/08/2023
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

Document certified by Rushparaj B.

Signed by: Assistant Director
Location:Tiruppur
Date:2023.08.02 16:29:24