Town and Country Planning Department(Planning Permission)

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

ROC No. W5P5MUQP/2023/TCP Date : 16/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruppur Corporation,
Tiruppur,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 1.57 3/4 Acres or 6387.00 Sq.m. in the land bearing . S.F.Nos.153/1A,153/1B,153/1C1 at Chettipalayam Village -Tiruppur Corporation-Tiruppur North Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : Ref :

1. Application Reference No. W5P5MUQP dated.19.06.2023 received through Single Window Portal from Mrs.C.Vishalatchi & 11 0thers,
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:27.07.2023.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no.7091/2023 dated. 02.08.2023 and 7092/2023 dated. 02.08.2023 Uploaded by the Applicant Mrs.C.Vishalatchi & 11 0thers, on 08.08.2023.
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 OSR charges, Centage charges & Development charges received from the applicant respectively on 08.08.2023 and 11.08.2023

ORDER:-

The application seeking technical clearance for the Proposed formation of residential layout total extent of 1.573/4Acres or 6387.00 Sq.m. in the land bearing ,S.F.Nos. 153/1A,153/1B,153/1C1 at Chettipalayam Village , Tiruppur Corporation, Tiruppur North 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 forroads, 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 OSR, 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	1.57 3/4 Acres or 6387 Sq.m.
2.	No of Plots Allotted	25 Nos

3. Public Purposes Gifted to Local body:

i). Layout Roads including Splay	1601.70 Sq.m.
ii) Public purposes A for LOCALBODY	64.12 Sq.m. (1.34%)
iii) Public purposes B for LOCALBODY	52.67 Sq.m. (1.10%)

4. Park Area
(Open space Reservation Charges Rs 236872/-Dt: 08.08.2023
paid by Applicant allotted Park Area of 478.53 sq.mt
as per Govt mentioned in 7 -th Cited above) 478.53 Sq.m. (10%)

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. 55 /2023 and Planning Permission No. 56 /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 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 : 9581/- Date : 19.06.2023
Open Space Reservation Charges : 236872/- Date : 08.08.2023
Centage Charges : 7500/- Date : 11.08.2023
Development Charges : 15967.50/- Date : 11.08.2023

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

Copy to

1. Mrs.C.Vishalatchi & 11 0thers,
90, Annaiyampalayam
Chettipalayam Village,
Tiruppur North (Tk),
Tiruppur (Dt).

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. joint 1 Sub Registrar,
Neruperichal Village,
Tiruppur North Taluk,
Tiruppur Corporation,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9581	19/06/2023
2	OSR Fee	236872	08/08/2023
3	Centage Charges	7500.00	11/08/2023
4	Development Charges	15967.50	11/08/2023
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:2023.08.16 16:58:35