Town and Country Planning Department(Planning Permission)

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

ROC No. OCMJOHT8/2023/TCP Date : 05/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Vellakovil Municipality,
Kangeyam Taluk.
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office -Tiruppur District – Kangeyam Taluk, Vellakovil Municipality and Village – R.S.F.Nos. 404/C2A, 404/C2B and 405/C1 - extent of 0.9560 acre or 3870.00 sq.m - Technical Clearance issued - Forwarded for further action - Reg.

Ref : 1.Application Reference No. OCMJOHT8 Received through Single Window Portal from Tvl. Anoor Vishnu prasad and seven others Dated: 27.02.2023.
2.Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 27.06.2023.
3.G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4.Letter No. E2/3501/2023, Dated.18.04.2023 of Joint Director, Agri Department, Tiruppur District.
5.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6.Gift deed document nos.3347/2023 and 3348/2023 dated.19.07.2023 Uploaded by the Applicant Tvl. Anoor Vishnu prasad and seven others on 29.07.2023.
7.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8.G.O. No.18, Municipal Administration and Water supply Department, dated:04.02.2019 and
G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
9.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10.G.O. No.181, Housing and Urban Development Department, Dated:09.12.2020 and
G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
11.Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Demand raised for payment of Open Space Reservation and Centage charges, dated.27.06.2023 and 31.07.2023.
15.Payment details of Open Space Reservation and Centage charges received from the applicant respectively on 29.07.2023 and 03.08.2023.
16.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular)

ORDER: -
The application seeking Technical Clearance for the proposed formation of Housing Layout to an extent of 0.9560 acre 3870.00 sq.m in the land bearing R.S.F.Nos.
404/C2A, 404/C2B and 405/C1 of Vellakovil Municipality and Village of Kangeyam 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 handover the portion of land earmarked for Roads, Public purposes meant for
LOCALBODY and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 6th cited above, and on receipt of payment of Centage charges vide reference 15th cited above, the Technical Clearance issued
to the mentioned layout subject to the following conditions

1.The Technical Clearance issued to the above mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No.229/2023.

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 Tahsildar concerned with a direction to the applicant to pay the requisite charges
for making mutation in the TamilNilam/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 theinfrastructure 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 sub division for the land earmarked for Roads and land meant for Public purposes such as Local body and TANGEDCO
are properly carried out and transferred in favour of the LOCALBODY / TANGEDCO 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.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 3rd 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 Charges-
227 non-Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

6. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to

the concerned local body. It is sole responsibility of
the concerned local body to ensure this before issuing final approval

7.The fees/charges collected from the applicant are as follows:

Scrutiny Fee	: Rs.5797/- dt:27.02.2023
Open Space Reservation Charges	: Rs.725342/- dt:29.07.2023
Centage Charges	: Rs.4200/- dt:03.08.2023

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

Copy to

1. Tvl. Anoor Vishnu prasad
and seven others,
No 202, Sivanilayam.
ThennenkaraiPalayam,
Valliarachal Post,
Tiruppur 638105.

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	5797	27/02/2023
2	OSR Fee	725342	29/07/2023
3	Centage Charges	4200.00	03/08/2023
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

Signature Not Verified

Signed by: Assistant Director
Location:Tiruppur
Date:2023.08.05 17:17:11