Town and Country Planning Department(Planning Permission)

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

ROC No. NIV9W6GW/2025/TCP Date : 14/02/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President / Special Officer,
Nelali Village and Ellappalayampudur Panchayat,
Kangeyam Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office -Tiruppur District – Kangeyam Taluk – Nelali Village and Ellappalayampudur Panchayat - S.F.No. 435/3B2B, 6 & 7A - extent of 9473.00 Sq.m (2.34 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. NIV9W6GW Received through Single Window Portal from Thiru. P. Ravichandran & P. Eswaran, Dated: 20.01.2025.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 31.01.2025.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis.E2/99/2025, Dated.20.01.2025 of Joint Director, Agri Department, Tirupur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.750/2025, dated.07.02.2025 Uploaded by the Applicant P. Ravichandran & P. Eswaran, on 10.02.2025.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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, Department of Housing and Urban Development, Dated: 09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. 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 OSR and Centage charges dated 31.01.2025 and 12.02.2025
15. Payment details Centage charges received from the applicant on 10.02.2025 and 13.02.2025
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of 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 9473.00 sqm (2.34 Acres) in the land bearing S.F.No.
435/3B2B, 6 & 7A at Nelali Village and Ellappalayampudur Panchayat of Avinashi 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, park and public purposes
meant for local body 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 is
issued to the mentioned layout subject to the following conditions:

Layout Details:

1. Layout Extent : 9473.00 Sq.m (2.34 Acre) as per Document
2. No of Plots Allotted : 42 No's
3. Public Purpose Gifted to Local Body:
   (i) Layout Roads including Splay : 3037.51 Sq.m
   (ii) Park : 643.55 Sq.m (10%), For 10% equivalent park area OSR amount of Rs. 1,70,612/- paid by applicant.
   (iii) Public purpose (A) for Local body : 39.90 Sq.m (0.62%)
   (iv) Public purpose (B) for Tangedco : 38.67 Sq.m (0.60%)

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No. 27/2025.
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 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 sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/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 attached.

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

Copy to
1. Thiru. P. Ravichandran & P. Eswaran,
Door No-1/122, Mettukadai,
Kovai Main Road, Nandavanampalayam Village,
Dharapuram Taluk,
Tirupur- 638 702.

2. The Thasildar (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,
Kangeyam Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14399	20/01/2025
2	OSR Fee	170612	10/02/2025
3	Centage Charges	13500.00	13/02/2025
4	Development Charges	14209.50	13/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18000.00	13/02/2025

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 valid

Signed by: Assistant Director
Location:Tiruppur
Date:2025.02.14 12:49:46