Town and Country Planning Department(Planning Permission)

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

ROC No. 9PUNTXCX/2024/TCP Date : 17/04/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Mangalam Village Panchayat,
Tiruppur South Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout Sub division- Office of the District Town and Country Planning office, Tiruppur District, Tiruppur Local Planning Authority– formation of residential Layout Sub division to an extent of 0.1890 Acre or 765.00 sqm in land bearing 300/15A1A of Mangalam Village and Panchayat- Tiruppur South Taluk, Tiruppur District –- Technical clearance issued - forwarded for further action - Reg.

Ref : Ref :1 . Application Reference No 9PUNTXCX dated 29.03.2024 received through Single Window Portal from Mr.V.Senthilselvan.

2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 16.04.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. 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.
6. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
7. 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. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
10. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
11. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
12. Payment of Open Space Reservation charges and Centage charges and Development Charges received respectively from the applicant on 16.04.2024 and 17.04.2024

Order:

The application seeking technical clearance for the proposed formation of residential lay out sub division to an extent of 0.1890 Acre or
765.00 sqm in land bearing 300/15A1A of Mangalam Village and Panchayat- Tiruppur South 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 as per reference 2 nd
cited above On receipt of payment of Open space reservation Charges, Centage charges and Development Charges vide reference 12 th

cited above, the technical clearance is issued to the mentioned layout Sub division with details given below and subject to the following
conditions:

Layout Sub division Area - 0.1890 Acres or 765.00Sq.m
Allotted Plots - 06 Nos .

The applicant paid the Open Space Reservation Charges Rs 1,24,695/- on 16.04.2024 in liue of Park Area to be reserved of 76.50 Sq.m
(10.00%) as per reference 7 th cited above .

The Technical Clearance is issued to the above mentioned layout sub division and the number is assigned as SWP/DTCP/Tiruppur LPA/Layout
Subdivision No. 35/2024 and Planning Permission No.35/2024

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 information and for making mutation in their records.

4. 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.

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 sub-division, 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 sub-division develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the sub-division 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. 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:

Details of Fee Amount in Rupees
Scrutiny Fee : 1148 /-Dt: 29.03.2023
Centage Charges : 2400/- Dt: 17.04.2024
Development Charges : 1147.50/- Dt: 17.042024
OSR Charges : 1,24,695 /- Dt: 16.042024

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

Copy to
1.Mr.V.Senthilselvan ,
Door no 3/303 ,
Ganapathypalayam,
Mangalam ,
Tiruppur South Taluk,
Tiruppur District-641663,

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 Registrar-1,
Neruperichal Village,
Tiruppur North Taluk,
Tiruppur Corporation,
Tiruppur District.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1148	29/03/2024
2	OSR Fee	124695	16/04/2024
3	Centage Charges	2400.00	17/04/2024
4	Development Charges	1147.50	17/04/2024
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:2024.04.17 15:55:22