Town and Country Planning Department(Planning Permission)

Government ITI (Opposite)
Chennimalai road, Erode -638 009

ROC No. JYMGQ38L/2024/TCP Date : 18/01/2024

From:

Joint Director / Deputy Director / Assistant Director

Government ITI (Opposite)
Chennimalai road, Erode -638 009

To :

The President
Kaspapettai Panchayat,
Modakurichi Taluk
Erode District.

Sir/ Madam,

Sub : Residential Layout - Office of the Erode District Town and Country Planning S.F.No: - 290/1D,2B,292/2A1A2,2C1,3B – Kaspa pettai 'A' Village – Kaspa pettai Panchayat – Modakurichi Taluk - Erode District - (2.02 Acre) or 8186.00 sqm Extent Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru. M D ESWARAN AND FOUR OTHERS Online application No .JYMGQ38L Dated:01.01.2024
2.Road pattern plan approved by the District Town and country planning office, Erode, dated: 08.01.2024.
3.Letter No.10787/2023(43), Dated.05.01.2024 of Joint Director, Agriculture department, Erode District
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5.Applicants Thiru. M D ESWARAN AND FOUR OTHERS giftdeed uploaded Dated:10.01.2024.(Gift deed document No.Local body Doc no.191/2024 Dt.09.01.2024,TANGEDCO Doc no.192/2024 Dt.09.01.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and W ater Supply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11.Government Letter No.19113/Nov 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 payment Request Letter, Dated: 12.01.2024.
(requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).
15.Applicants Thiru. M D ESWARAN AND FOUR OTHERS Letter, Dated: 12.01.2024. (Payment of Centage Fee, Display Board Fee and Flag Day Fund).
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/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of (2.02 Acre) or 8186.00 sqm Extent in the land bearing S.F.No: - 290/1D,2B,292/2A1A2,2C1,3B – Kaspa pettai 'A' Village – Kaspa pettai Panchayat – Modakurichi Taluk - Erode 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 local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide reference 15th cited above, the technical clearance/ concurrence/Planning Permission is

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.

6.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 7th 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)

7.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 12279/- Dt.01/01/2024
Centage Charges: Rs. 12000/-Dt. 12/01/2024
Display Board: Rs.10000/- Dt. 12/01/2024

Copy to
1.Thiru. M D ESWARAN AND FOUR OTHERS,
No:70/2, Thiruvika Road,
Erode-638004.

2.The Tahsildar.
Modakurichi Taluk,
Erode District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office, Erode.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.