Town and Country Planning Department(Planning Permission)

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

ROC No. A0YGGXYM/2024/TCP Date : 09/01/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Karadivavi Panchayat,
Palladam Taluk ,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent 13.24 Acres or 53580.37 Sqm in the land bearing S.F.No 122/2 of Karadivavi Village and Panchayat - Palladam Taluk– Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. A0YGGXYM /2023, dated:27.10.2023 received through Single Window Portal from M/s. Sree Daksha Property Developers (India) Pvt. Ltd.,
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. A0YGGXYM /2023/ TCP3, dated 16.12.2023
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 10.11.2023.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/10162/2023, Dated.30.10.2023 of Joint Director, Agri Department, Tiruppur District.
6. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
7. Gift deed document no 20605/2023, Dated: 14.11.2023. Uploaded by the applicant M/s. Sree Daksha Property Developers (India) Pvt. Ltd.
8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020
11. G.O. (Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
13. Letter No: 19113/ UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
14. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15 Payment details of Centage charges and Armed Force Flag day Fund received from the applicant dated 22.12.2023 and 03.01.2024
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17. This office letter Roc. No.848/2023/TD, dated.09.01.2024 (Flag Day fund Demand Draft sent to Head Office)

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 13.24 Acres or 53580.37 Sq.m in the land 122/2 of Karadivavi Village and Panchayat , Palladam 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 by the Director of Town and Country Planning, Chennai vide 3rd cited above and on receipt of gift deed no 20605/2023, Dated: 14.11.2023 (gifted to local body) from the applicant through online the concurrence for the above said layout is issued vide LP/DTCP No.112/2023 by Director of Town and Country Planning, subject to

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the following conditions

Layout Details:

Sl.nos	Details	Area Details
1.	Layout Extent	- 13.24 Acres or 53580.37 Sq.m.
2.	No of Plots Allotted	- 259 Nos (Including EWS Sites)
3.	EWS Plots Extent	- 3957.12 Sq.m(10.33%).

EWS Plots nos: (158-184,186-206,209-226)

Public Purposes Gifted to Local body:
i).Layout Roads including Splay - 15283.77 Sq.m.

ii)Public purpose (A)for Local body - 208.95 Sq.m. (0.54%)

iii)Public purpose (B) for Tangedco-194.44 Sq.m. (0.51%)
iv) Park-I - 2135.50 Sq.m
Park-II - 1445.76 Sq.m
Park-III - 340.30 Sq.m
Total Park Area- 3921.56 Sq.m (10.23%)

General 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 appropriate action/information.

4. 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.

5. The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is
sole responsibility of the concerned local body to ensure this before issuing final approval.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1. a) With reference to the 9, 10, 11, 12th cited above, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the
necessary fees he final layout sketch, permit of planning authority along with approval of Local body shall be issued to the applicant(s)
directly.

b) Other than Municipal/Corporation areas: Shall collect the necessary fees and issue the final sketch, permit of Planning authority along with
the permit of local body to the applicant(S) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm
water drains, water supply facilities by constructing required OHT, provide necessary streetlights etc., as per standards specified by the local
body.

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2. Economically Weaker section (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural
areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O16, Municipal Administration and Water Supply
Department, Dated.31.01.2020, should be applied in appropriate permission for amalgamation of EWS Plots.

3. With reference to the 11th and 12thcitedletter, the concern local body must issue the final approval after transfer of earmarked road, park
areas SF No. subdivision in favour of concern local body.

4. The Tamil Nadu Government in G.O Ms. No.112, Housing and Urban Development Department, dated.22.06.2017 have approved 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 been requested to follow the protocols as per instruction given by
TNRERA.

5. 20% centage charge for Flag Day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalized
bank draft as payable at Chennai. As per this order, the applicant has submitted the Karur vysya Bank- Coimbatore Main Branch Demand
Draft No.515213 dated. 03.01.2024 for an amount of Rs. 16,000/- in favour of "Armed Forced Flag Day Fund" as payable at Chennai.

6. This Office has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift
deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone
else dispute arises individual rights over it, they can settle it before the appropriate competent court. This office is not the right organisation
to decide on this.

7. The amount collected from the applicant are as follows:
The fees/charges collected from the applicant are as follows:
Scrutiny Fee : Rs. 80400 /-Date 27.10.2023.
Centage Charges : Rs. 78,000/- Date 22.12.2023
Flag Day Fund : Rs.16,000/- in favour of "Armed Forced Flag Day Fund" from Karur vysya Bank- Coimbatore Main Branch Demand
Draft No.515213 dated. 03.01.2024. Demand Draft sent to Head Office vide this office Roc. No.848/2023/TD, dated.09.01.2024

8. 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 4th 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 Charges227 non
-Taxation fees – 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

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

1.Copy to

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M/s.SreeDakshaProperty Developers (Ina) Pvt. Ltd.,
(Director – R.Ramanarayanan)
No:1, Gandhi Lay-Out,
Maruthamalai Main Road,
Vadavalli,
Coimbatore District-641046.

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,
Palladam Sub Registrar Office,
Tiruppur District.

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TRUTH ALONE TRIUMPHS

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	80400	27/10/2023
2	OSR Fee		
3	Centage Charges	78000.00	22/12/2023
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 valid

Signed by: Assistant Director
Location:Tiruppur
Date:2024.01.09 15:39:12

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