PP APPROVAL RECORD

Planning Permission

Survey 529/1

South, Pugalur taluk

Karur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
1619Sq.m

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. Y919NOFO / 2022 / TCP Date : 23/01/2023

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The President
Thennilai South Village.
Karur District.

Sir/ Madam,

Sub : Residential Sub Division - Office of the District Town and Country Planning office, Karur District, Pugalur Taluk, Thennilai South Village, S.F.No 529/1A1A2 - Extent of 1619Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for further action - Reg.

Ref : Ref : 1 Application (Reference No: Y919NOFO) received through Single Window Portal from Mr. R SENTHILKUMAR AND TWO MEMBERS, Dated: 17.11.2022.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 21.12.2022.
3 Letter No.E1/8732/2022, Dated: 10.11.2022 of Joint Director, Agriculture department, Karur District.
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document no.2994/2022 dated: 23.12.2022 Uploaded by the Applicant Mr. R SENTHILKUMAR AND TWO MEMBERS, Dated: 27.12.2022.
6 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, Housing and Urban Development Department, Dated: 09.12.2020.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 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 charges and Centage charges respectively dated 21.12.2022 and 27.12.2022.
15 Payment of OSR charges and Centage charges received from the applicant respectively on 27.12.2022 and 30.12.2022.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER: -
The application seeking technical clearancefor the proposedformation of residential Site Sub Division to an extent of 1619Sqm. in the land bearing S.F.No. 529/1A1A2 at Thennilai South village of Pugalur taluk of Karur district, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to Remit the OSR charges vide reference 2nd cited above.

On receipt of OSR charges through online payment system and Centage charges vide references 5th and 15th cited respectively above, the technical clearanceis issuedassigning the number as SWP/DTCP/Karur/LAYOUT No.56/2023 subject to the following conditions:

1. The local authority shall accord permission duly following the rules /regulations/Ordersissued fromtime to time under the respective Acts.

2.The local authority shall accord permission/approval after collecting requisite fees/charges asapplicable and the

copy of the approval issued shall be forwarded to this office through e mail forrecord.

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 recordsconcerned for information and for making mutation in their records.

4.Also, the local authority shall forward the copy of such permission/approval to the Tahsildarconcerned with a direction to the applicant to pay the requisite charges for making mutation in theTamilNilam/Collabland website.

5. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this officethrough mail.

SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance andplanning permission. Only the entitlement to develop the land by the applicant is verified through thedocuments uploaded in the web portal. Any person wishing to purchase the property mustindividually ascertain the ownership of the property of the developer/seller. If any dispute arisestowards the ownership, the same shall be settled through the appropriate forum. This office is not theappropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works asper the standards specified by the local body concerned or to pay the estimate cost to thelocal 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 infrastructuredeveloped by the owners / developers, the local bodies shall ensure the quality of the works done bythe owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roadsand drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenanceperiod shall be extended till 60% of the plots developed in the layout or 5 years whichever is later asenvisaged 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, thepromoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in anymanner any plot, apartment or building, as the case may be, in any Real Estate Project or part of itonly after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.

4.If the layout is located in an area other than planning area, the local authority shall also collect theScrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges beforeissuing the final approval as envisaged in Government Order under the reference 7th cited above. Thepayment 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
Nontaxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

6.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.2428/-
Centage Charges: Rs.1800/-
OSR Charges: Rs.11325/-

Copy to
1. R SENTHILKUMAR AND TWO MEMBERS,
NO:4/65A, THENNILAI EAST,,Thennilai East,Pugalur,Karur,639206.

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.
Email id:contact.tnrera@tn.gov.in

4.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tiruppur District.

5.The Sub Registrar,
Chinnadarapuram Sub Registrar Office,
Karur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2428	17/11/2022
2	OSR Fee	11325	27/12/2022
3	Centage Charges	1800.00	30/12/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Karur District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.