

PP

APPROVAL RECORD

Planning Permission

Survey 510/1

Ettiveerampalayam, Avinashi taluk
Tiruppur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

6175 Sq.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.

Town and Country Planning Department(Planning Permission)

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

ROC No. 20QZ5CVK

/ 2022 / TCP

Date : 15/07/2022

From:

Joint Director / Deputy Director / Assistant Director

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

To :

M SUSEELA,231A, N.H.MAIN ROAD, KANDHAMPALAYAM,SEMBIYANALLUR, AVINASHI,

Sir/ Madam,

Sub :

Office of the District Town and Country Planning Office, Tiruppur - Residential Layout - Formation to an extent of 6175 Sq.m. in the Land Bearing S.F. No. 510/1B of Ettiveerampalayam Village of Avinashi Taluk of Tiruppur District - Technical clearance/Concurrence issued - forwarded for further action - Reg.

Ref :

1. Application (Reference No. 20QZ5CVK) received through Single Window Portal from Mrs. M.Suseela on 01.07.2022.

2. Letter No.20QZ5CVK, Dated 04.07.2022 (Road Pattern) of District Town and country planning Office, Tiruppur.

3.Letter No. K.Dis.E2/3572/2022, Dated.25.04.2022 of Joint Director, Agriculture department, Tiruppur.

4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

5. Gift deed document nos.11356/2022, 11359/2022, each dated:05.07.2022 Uploaded by the Applicant Mrs. M.Suseela, on 11.07.2022.

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 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020

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. Request Letter demanding the Centage charge and OSR Charges respectively on 04.07.2022 and 12.07.2022.

15. Payment of Centage charges and OSR Charges received from the applicant respectively on 09.07.2022 and 12.07.2022.

16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

An application through single window portal was received from the applicant seeking technical clearance/Concurrence for the formation of a residential layout to an extent of 1.52 acres in the land bearing S.F.No. 501/1B at Ettiveeramplayam Village at Avinashi Taluk of Tiruppur District vide under the reference 1st cited above.

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide under reference 2nd cited above. On receiving the gift deeds vide under reference 5th cited above, and on receiving the payment of charges such as Centage charge and OSR Charges vide under reference 15th cited above, the technical clearance/concurrence is issued to the said layout subject to the following conditions.

1.The Technical clearance/Concurrence has been issued to the said layout and concurrence number has been assigned as SWP/DTCP/TIRUPPUR/LAYOUT No.190/2022.

2. The local authority shall accord permission duly following the rules /regulations laid down 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 Department of Registration and Department of Survey and land records for information and for making mutation in their records.

5.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 TamilNilam website.

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 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 a. If the site is located in Municipal/Corporation areas, the local authority shall after collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicant, accord permission and issue the final layout sketch along with permit to the applicant directly as envisaged under the directions issued by the Government Order cited under reference 8th and 10th above .

2b. if the site is located in areas other than Corporation/Municipalities, the local authority shall after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing necessary street lights etc., as per the standards specified by the local authority, accord permission and issue the final layout sketch along with permit to the applicant directly as envisaged under the directions issued by the Government Order cited under reference 8th and 10th above .

3. The local authority shall also ensure that the sub division for the land earmarked for road, park areas are properly carried out and transferred in favour of the local body 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 areas other than planning area, the local authority shall also collect the scrutiny fee of Rs.1000/- and 3% of market land value 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)

6.The fees/charges collected from the applicant are as follows:

Scrutiny Fee: Rs.9300/-

Centage Charges: Rs.9900/-

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

Copy To.

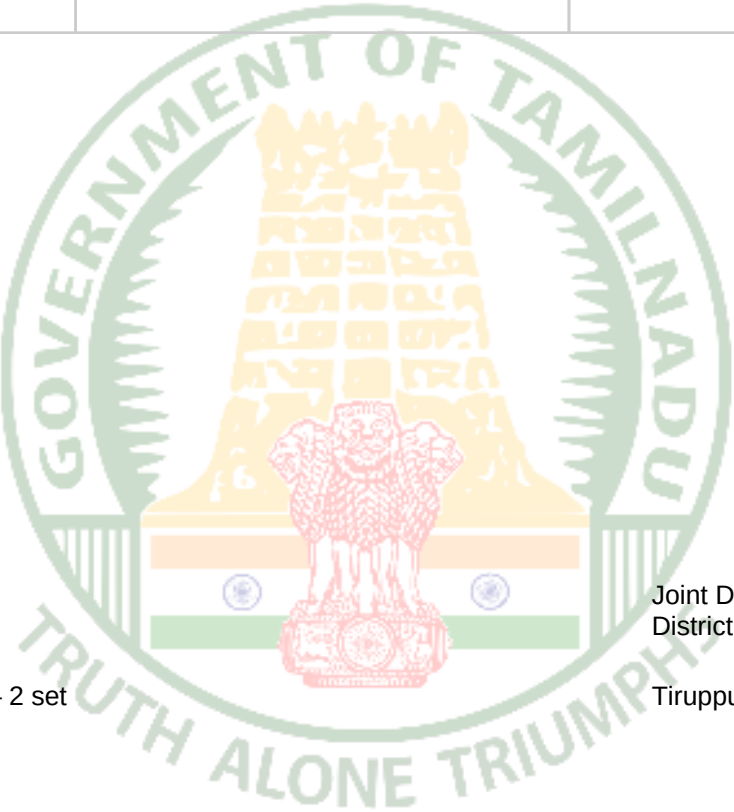
1. Tmt. M.Suseela,
No.231A, N.H.Main Road,
Kandhampalayam, Sembianallur,
Avinashi Taluk, Tiruppur District.
2. Assistant Director,
Department of Land Survey and Records,
Tiruppur District.
3. Thasildhar,
Avinashi Taluk Office,
Tiruppur District.
4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	9300	12/01/0007
2	Centage Charges	9900.00	12/01/0018
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Enclosure

1. Layout original map and Condition – 2 set



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

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

