PP APPROVAL RECORD

Planning Permission

Kanniyakumari

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
15.39 acre

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. D0ACPW63 /2023/TCP Date : 11/07/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Pongupalayam Village Panchayat,
Tiruppur North Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of Residential Layout to an extent of 15.39 acre or 62301.34 Sq.m in the land bearing S.F.Nos.293/2, 325/1A, 325/1B, 325/2A, 325/2B, 329/1, 329/2 and 330/1B of Pongupalayam Village and Panchayat, Tiruppur North Taluk, Tiruppur District - Technical clearance issued by Directorate of Town and Country Planning, Chennai - forwarded for further action - Reg.

Ref : 1. Application Reference No. D0ACPW63 dated.07.04.2023 received through Single Window Portal from Mr.A.Pragadeeswaran, Anitha
Texcot (India) Private Limited.
2. Plot pattern Technical Clearance issued by Director of Town and Country Planning, Chennai vide reference no. D0ACPW63 dated.03.07.2023
3. Road pattern issued by Director of Town and Country Planning, Chennai vide reference no. D0ACPW63 dated.06.06.2023
4. Letter No. K.Dis. E2/3245/2023, Dated.18.04.2023 of Joint Director, Agriculture Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
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, Department of Housing and Urban Development, Dated: 09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
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. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021ofDirector of Town and Country Planning, Chennai (Circular).
15. Payment details of Centage Charges and Flag Day Fund received from the applicant respectively on 06.07.2023 and 06.07.2023
16. This office letter Roc. No.848/2023/TD, dated.11.07.2023 (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 15.395 Acre or
62301.34 Sq.m in the land bearing S.F.Nos.293/2, 325/1A, 325/1B, 325/2A, 325/2B, 329/1, 329/2 and 330/1B of Pongupalayam Village and
Panchayat, Tiruppur North 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.8826/2023, dated.22.06.2023 (gifted to local body) from the applicant through online the concurrence for the above

said layout is issued vide LP/DTCP No.51/2023 by Director of Town and Country Planning, subject to the following conditions:

Extent of the Site- 15.395 Acres or 62301.34 Sq.m
No. of Plots - 205 Nos (including EWS)
EWS Area – 4605.99 Sq.m (10.03%)
EWS Plots – 103-122, 139-165, 171-183 and 186-201.

Reservations (Gifted to local body)

Park Area – 4710.33 Sq.m (Park –I – 4332.88 Sq.m and Park – II – 377.45 Sq.m)
TANGEDCO - 270.66 Sq.m (0.59%)
Local Body – 269.09 Sq.m (0.58%)

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 8th 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.

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 State Bank of India- Nallur Branch Demand Draft No.241914 dated. 06.07.2023 for an amount of Rs.13,200/- in favour of “Armed Forced Flag Day Fund” as payable at Chennai.

6. The Directorate of Town and Country Planning Department 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. The Directorate of Town and Country Planning is not the right organisation to decide on this.
7. The amount collected from the applicant are as follows:

Details of Fee Amount in Rupees
Scrutiny Fee : 93662.00/-Dt:07.04.2023
Centage Charges : 66,000.00/- Dt:06.07.2023
Flag Day Fund : Rs.13,200/- in favour of "Armed Forced Flag Day Fund" from State Bank of India- Nallur Branch Demand Draft No.241914
dated. 06.07.2023. Demand Draft sent to Head Office vide this office Roc. No.848/2023/TD, dated.11.07.2023

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 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)

Assistant Director,
District Town and Country Planning

Office,

Tiruppur District.

To:
The President,
Pongupalayam Village Panchayat,
Tiruppur North Taluk,
Tiruppur District.

Copy to
1. Mr.A.Pragadeeswaran,
Anitha Texcot (India) Private Limited,
Door No.10/14, Bridgeway Colony Extension,
Lakshmi Nagar, Tiruppur Town,
Tiruppur – 641 601.

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. The Sub-Registrar,
Avinashi Sub Registrar Office,
Avinashi,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	93662	07/04/2023
2	OSR Fee		
3	Centage Charges	66000.00	06/07/2023
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

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

Verified RealEstate™

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.