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APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

Rural Panchayat

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. O9ZLYMFN/2024/TCP

Date : 21/05/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Ponneri Village and Panchayat,
Udumalpet Taluk ,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent 40.11 Acres or 1,62,344.00 Sqm in the land bearing S.F.No. 319/3A, 326/1A, 326/1B1, 326/2A1, 328/1A, 328/2, 329/1A1A, 329/1A2A, 329/1B1 and 329/2 of Ponneri Village and Panchayat - Udumalpet Taluk– Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No. O9ZLYMFN/2023, dated: 26.10.2023 received through Single Window Portal from M/s. Royal Associates.
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. O9ZLYMFN /2023/ TCP3, dated 26.04.2024.
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 24.01.2024.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/9446 /2023, Dated. 05.10.2023 of Joint Director, Agricultural 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.3260/2024, Dated: 21.03.2024 Uploaded by the applicant M/s. Royal Associates.
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 14.05.2024
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.1445/2023/TD, dated.20.05.2024 (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 40.11 Acres or 1,62,344.00 Sqm in the land bearing S.F.No. 319/3A, 326/1A, 326/1B1, 326/2A1, 328/1A, 328/2, 329/1A1A, 329/1A2A, 329/1B1 and 329/2 of Ponneri Village and Panchayat, Udumalpet 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 3260/2024, Dated: 21.03.2024 (gifted to local body) from the applicant through online the concurrence for the above said layout is issued vide LP/DTCP No. 28 /2024 by Director of Town and Country Planning, subject to the following conditions

Layout Details:

Sl.nos	Details	Area Details
1. Layout Extent	40.11 Acres or	1,62,344.00 Sq.m.

2. No of Plots Allotted 693 Nos (Including EWS Sites)

3. EWS Plots Extent

EWS Plots nos:

(53-57,229-234,411-417,422-430,434-442

and 552-693)

- 11,846.77 Sq.m(10.27%).

Public Purposes Gifted to Local body:

i).Layout Roads including Splay

- 47097.87 Sq.m.

ii) Park

- 11665.32 Sq.m (10.12%)

iii)Public purpose (A)for Local body

- 574.11 Sq.m. (0.50%)

iv)Public purpose (B) for Tangedco

- 577.32 Sq.m. (0.50%)

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.

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 13 th and 14th cited letter, 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 Axis Bank Bank- Vadavalli Branch Demand Draft No.004069 dated.

12.03.2024 for an amount of Rs. 20,000/- in favour of "Armed Forced Flag Day Fund" as payable at Chennai.

6. The Director of Town and country planning, Chennai 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. 2,43,516/-Date.30.10.2023.

Centage Charges : Rs. 2,08,500/- Date 14.05.2024

Flag Day Fund : Rs.41,700/- in favour of "Armed Forced Flag Day Fund" from State Bank, Ottanchathiram Branch Demand Draft No. 498803 dated. 14.05.2024. Demand Draft sent to Head Office vide this office Roc. No.1445/2023/TD, dated.29.04.2024

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.

Copy to

1. M/S ROYAL ASSOCIATES,
By its Representatives,
Mr.S.Palanichamy S/o Senniyappa Gounder,
Mr.S. Sureshkumar S/o Sadhasivam,
S.F.No.326/2A, Ponneri Village,
Udumalpet ,
Tiruppur -642126

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,
Udumalpet Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	243516	30/10/2023
2	OSR Fee		
3	Centage Charges	208500.00	14/05/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

Joint Director/Deputy Director/Assistant
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.

