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**Town and Country Planning Department(Planning Permission)**

No.9, First Floor,

Date 22/08/2022

ROC No. AMTXHQAA

/ 2022 / TCP

From

Joint Director / Deputy Director / Assistant Director  
No.9, First Floor,

To :

4/112, Saravana nagar, Andankoil west village, Athur post, Manmangalam taluk, Karur district - 639008

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Karur, Karur Taluk, Manavadi Village, Karur district, S.F.No.277/1B - extent of 8947 Sq.m. - Technical clearance/Concurrence/Planning permission issued - forwarded for further action - Reg.

Ref : Ref : 1 Application (Reference No: AMTXHQAA) received through Single Window Portal from Mr.M. kannayan, Dated:23.07.2022.

2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 30.07.2022

3 Letter No.E1/4777/2022, Dated.30.06.2022 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.3707/2022 dated.01.08.2022 Uploaded by the Applicant Mr.M. kannayan, Dated:04.08.2022.

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.

M. Kannayan

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 30.07.2022 and 04.08.2022.

15 Payment of OSR charges and Centage charges received from the applicant respectively on 04.08.2022 and 04.08.2022.

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

#### ORDER:-

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of 8947 Sq.M.in the land bearing S.F.No.277/1B at Manavadi village of Karur 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 handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide reference 15th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:

- 1.The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Karur/LAYOUT No.142/2022.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time 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 the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned 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/Collabland website.

M. S. S. S. S.

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

**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 developer/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. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local 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 Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO 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 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.

M. Anand

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.13415/-

**Centage Charges: Rs.14400/-**

OSR Charges: Rs.45967 /-

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

To:

## 1.The President

Manavadi Village panchayat.

Karur District.

Copy to

1. Mr.M. kannayan,

4/112, Saravana nagar,

Andankoil west village,

Athur post, manmangalam taluk,

Karur district-639008

Email id:rkpromoters86@gmail.com

## 2. The Tahsildar (TamilNilam).

District Collector Office,

Karur District.

### 3. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

No.1A, CMDA Tower II, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,

M. J. ...

Chennai - 600 008.

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

4. The Assistant Director,  
Department of Survey and Land Records,  
Collectorate Office,  
Karur.  
Email id:adsurkar@nic.in

5. The Joint Registrar,  
Velliyanai,  
Karur.  
Email id: sroVelliyanai@tnreginet.net

M.2m onw m

| S No | Description of charges | Amount   | Receipt no and date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 13415    | 12/01/0031          |
| 2    | OSR Fee                | 45967    | 01/08/2022          |
| 3    | Centage Charges        | 14400.00 | 04/08/2022          |
| 4    | Flag Day fund          |          |                     |
| 5    | Development Charges    |          |                     |
| 6    | Display Board Charges  |          |                     |
| 7    | Satellite town charge  |          |                     |

Document certified by Mookaiah K.

Signed by: Assistant Director  
Location: Karur  
Date: 2022.08.16

Joint Director/Deputy Director(i/c)

Karur District.

Enclosure

1. Layout original map and Condition – 2

M. S. S. S. S.

**மணவாடி ஊராட்சி மன்றத் தலைவர் அவர்களின் செயல்முறைகள்**  
**முன்னிலை :- திரு.A.P.கந்தசாமி**

அனுமதி எண்: 06 / 2022-2023

நாள். 29.08.2022



**பொருள் :-** மனைப்பிரிவு அனுமதி - கரூர் மாவட்டம் - தாந்தோணி ஊராட்சி ஒன்றியம் - மணவாடி கிராமம் - சர்வே எண்: 277/1B-ல் ஹெக்.0.89.47ஏர்ஸ் (ஏக்.2.21சென்ட்) பரப்பளவில் அமையும் மனைப்பிரிவுக்கு அங்கீகாரம் - வழங்கி உத்தரவிடுதல் - தொடர்பாக.

**பார்வை :-** 1. மனுதாரர் திரு.M.கண்ணையன் விண்ணப்பம் நாள்.23.08.2022.  
2. கரூர் மாவட்ட நகர் ஊரமைப்புத்துறை உதவி இயக்குநர், அவர்களின் கடிதம் ந.க. எண்:AMTXHQAA/2022/TCP, நாள்.22.08.2022, SWP / DTCP / Karur / Layout No : 142 / 2022  
3. மணவாடி ஊராட்சி மன்ற தீர்மானம் எண்: 61/2022-23, நாள்.29.08.2022.

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**உத்தரவு :-**

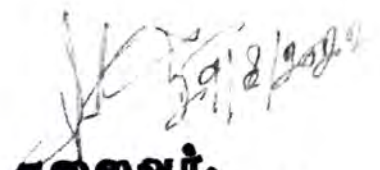
கரூர் மாவட்டம், கரூர் வட்டம், தாந்தோணி ஊராட்சி ஒன்றியம், மணவாடி கிராமம், சர்வே எண்:277/1B - ல் கட்டுப்பட்ட ஹெக்.0.89.47ஏர்ஸ் (ஏக்.2.21சென்ட்) பரப்பு கொண்ட இடத்தில் அமையும் மனைப்பிரிவுக்கு ஒப்புதல் வழங்கக் கோரி பார்வை 1-ல் காணும் விண்ணப்பத்தின்படி, பார்வை 2ல் காணும் கரூர் மாவட்ட நகர் ஊரமைப்புத்துறை உதவி இயக்குநர் அவர்களின் கடிதம் ந.க. எண்:AMTXHQAA/2022/TCP, நாள்.22.08.2022, SWP / DTCP / Karur / Layout No : 142 / 2022 - என்படி மனைப்பிரிவிற்கான தொழில் நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளதன் அடிப்படையிலும், மணவாடி ஊராட்சிக்கு ஒப்படைப்பு செய்ய வேண்டிய சாலைகள், பொது இடம், மூலைமுடக்கு மற்றும் தமிழ்நாடு மின்சார வாரியத்திற்கு ஒதுக்கப்பட்டுள்ள இடம் ஆகியவற்றை வெள்ளியணை சார்பதிவக புத்தக ஆவணம் எண்: BK1 3707/2022, நாள்:01.08.2022-ன்படி மணவாடி ஊராட்சிக்கு தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளதன் அடிப்படையிலும், பார்வை 3-ல் காணும் மணவாடி ஊராட்சி மன்ற தீர்மானம் எண்: 61/2022-23, நாள்.29.08.2022-ன்படி தீர்மானம் இயற்றப்பட்டுள்ளது.

மேலும், மனைப்பிரிவு கூராய்வு கட்டணம் ரூ.1000/- ( ரூபாய் ஆயிரம் மட்டும் )  
மனைவாடி ஊராட்சி பல்வகை இரசீது எண்.3626, நாள்.29.08.2022 மற்றும் உள்ளாட்சி  
அமைப்பு நிலப்பயன் மாற்றக்கட்டணம் ரூ.20016/- ( ரூபாய் இருபதாயிரத்து பதினாறு  
மட்டும்) மனைவாடி ஊராட்சி பல்வகை ரசீது எண்.3627, நாள்.29.08.2022 - என்படி  
செலுத்தப்பட்டுள்ளது.

ஆகவே, கரூர் மாவட்டம், கரூர் வட்டம், தாந்தோணி ஊராட்சி ஒன்றியம்,  
மனைவாடி கிராமம், சர்வே எண்:277/1B-ல் கட்டுப்பட்ட ஹெக்.0.89.47 ஏர்ஸ்  
(ஏக்.2.21சென்ட்) பரப்பு கொண்ட இடத்தில் அமையும் "KS CITY PHASE - 2"  
மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கி இதன் வழி உத்தரவிடப்படுகிறது.

பெறுதல்:

திரு. M.கண்ணையன்  
4/112, சரவணா நகர்,  
ஆண்டான் கோவில் மேற்கு,  
ஆத்தூர் (Post),  
மண்மங்கலம் வட்டம்,  
கரூர் மாவட்டம் - 639008.

  
**தலைவர்,**  
**மனைவாடி ஊராட்சி.**

நகல்:

உதவி இயக்குநர்,  
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,  
இணை கரூர், பழைய நகராட்சி கட்டிடம்,  
கரூர் நகராட்சி பில் கலெக்சன் சென்டர்,  
பெரியகுளத்து பாளையம்,  
கரூர் மாவட்டம்.



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