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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Town and Country Planning Department(Planning Permission)

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

ROC No. 6NTJVMWC/2024/TCP Date : 24/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President.
Kongalnagaram Village Panchayat,
Udumalipettai Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office - Tiruppur District – Udumalaipettai Taluk - Gudimangalam Panchayat Union – Kongalnagaram Panchayat and Village - S.F.No.106/B1 of 5200.00 sqm (1.28Acre) - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1. Application Reference No. 6NTJVMWC Received through Single Window Portal from Thiru. P.K.RAJENDHRAN Dated: 14.08.2024.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 11.09.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No. K.Dis.E2/1709/2024, dated 07.03.2024 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. Gift deed document no.3316/2024 and 3318/2024 dated.18.09.2024 Uploaded by the Applicant Thiru. P.K.RAJENDHRAN on 19.09.2024.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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, Department of Housing and Urban Development, dated:09.12.2020 and G.O. No.141, Housing and Urban Development Department, dated: 16.07.2022.
11. G.O. No.53, Housing and Urban Development Department, dated:28.07.2024
12. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
14. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
15. Demand raised for payment of Charges such as OSR charge and Centage charges, respectively dated.11.09.2024 and 19.09.2024.
16. Demand raised for payment of Charges such as Development charge and Sub Division charges respectively dated.19.09.2024.
17. Payment details of OSR charge and Centage charges received from the applicant respectively on 19.09.2024 and 19.09.2024.
18. Payment details of Development charge and Sub Division charges received from the applicant respectively on 19.09.2024.
19. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

The application seeking Technical Clearance for the proposed formation of Housing Layout to an extent of 5200.00 Sqm in the land bearing S.F.No.106/B1 of Kongalnagaram Village and Panchayat of Gudimangalam Panchayat Union, Udumalaipettai taluk, Tiruppur 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 and Public purposes meant for LOCALBODY and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 6th cited above, and on receipt of payment of Centage charges vide reference 15th cited above, the Technical Clearance issued to the mentioned layout subject to the following conditions:

1.The Technical Clearance issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPPUR/LAYOUT No. 229 /2024.

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 Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

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 Roads and land meant for Public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the LOCALBODY / 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 3rd 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 applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval

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

| | | | |
|---|---|---|---|
| Scrutiny Fee | : Rs. | 7,800/- | dt: 14.08.2024 |
| OSR Charges | : Rs. | 32,812/- | dt: 19.09.2024 |
| Centage Charges | : Rs. | 12,300/- | dt: 19.09.2024 |
| Development Charges | : Rs. | 7,800/- | dt : 19.09.2024 |
| Subdivision Charges | : Rs. | 16,400/- | dt: 19.09.2024 |

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

To:

The President.
Kongalnagaram Village Panchayat,
Udumalipettai Taluk,
Tiruppur District.

Copy to

1. Mr.P.K.Rajendhran,
S/o, Kuppusamy,
D.No.25, Lakshmanan Nagar,
Singanallur,
Coimbatore South,
Coimbatore – 641005.

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,
Gomangalam Sub Registrar Office,
Tiruppur District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 7800 | 14/08/2024 |
| 2 | OSR Fee | 32812 | 19/09/2024 |
| 3 | Centage Charges | 12300.00 | 19/09/2024 |
| 4 | Development Charges | 7800.00 | 19/09/2024 |
| 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

Signature valid

*Signed by: Assistant Director*
*Location:Tiruppur*
*Date:2024.09.24 20:49:16*

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

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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.