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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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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. 3WNIZ2GX/2023/TCP Date : 16/12/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Muthalipalayam Panchayat,
Tiruppur South Taluk,
Tiruppur District .

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent of 9397.00 Sq.m or 2.32 Acres in the land bearing S.F.Nos. 109/1A1 and 111/2A of Muthalipalayam Village and Panchayat - Tiruppur South Taluk– Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Application Reference No. 3WNIZ2GX received through Single Window Portal from Mr.Ramalingam & 3 others, dated. 27.07.2023
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 3WNIZ2GX /2023/ TCP3, dated 24.11.2023
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 25.09.2023.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/7736/2023, Dated.18.08.2023 of Joint Director, Agri 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. 5761/2023, Dated: 12.10.2023. Uploaded by the applicant Mr. Ramalingam & 3 others .
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 OSR and Centage charges received from the applicant dated 11.12.2023 and 13.12.2023

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

ORDER:-

1. The application seeking technical clearance for the proposed formation of housing layout to an extent of 9397.00 Sq.m or 2.32 Acres, in the land bearing S.F.Nos. 109/1A1 and 111/2A of Muthalipalayam Village and Panchayat , Tiruppur South 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 hand over the portion of land earmarked for roads, Public purposes meant for local body and TANGEDCO vide reference 3 rd cited above.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 107/2023. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original

Gift deed of 7 th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office as
per the condition No: 9 (b) of the layout.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and
land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
On receipt of gift deeds vide reference 7 th cited above, and on receipt of payment of Open Space Charges and Centage charges vide
reference 15 th cited above, the technical clearance is issued to the mentioned layout with details given below and subject to the following
conditions:

Layout Details:

| Sl.nos | Details | Area Details |
|---|---|---|
| 1. | Layout Extent | 2.32 Acres or 9397.00 Sq.m. |
| 2. | No of Plots Allotted | 69 Nos (Including EWS Sites). |
| 3. | EWS Plots Extent<br>EWS Plots nos: (15-20, 43-48) | 765.66 Sq.m(12.22%). |

3. Public Purposes Gifted to Local body:

| | |
|---|---|
| i).Layout Roads including Splay | 3132.67 Sq.m. |
| ii) Public purpose (A) for Local body | 33.00 Sq.m. (0.52%) |
| iii) Public purpose (B) for Tangedco | 32.97 Sq.m. (0.52%) |

The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No. 331 /2023.

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 information and for making mutation in their records.

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 TamilNilam/Collabland website.

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

Special Conditions:
1. a) With reference to the 10 th, 11 th and 13 th cited letter, 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 the 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 layout 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 street lights etc., as per the standards
specified by the local body.

2. (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.O.16, 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 cited and 14 th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, areas S.F. No sub-division in favor 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 requested to follow the protocols as per instruction given by TNRERA.

5. With reference to the 8 th and 11 th cited G.O Centage charges and Open Space Reservation charges are collected .

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 Department is not the right organization to decide this.

7. The local authority shall also ensure that the Layout for the land earmarked for roads, 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.

8. 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.

9. 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)

10. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 7 th reference above to the concerned local body.
It is sole responsibility of the concerned local body to ensure this before issuing final approval.

11. The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 14, 096 /-Date 27.07.2023
Centage Charges: Rs. 20,700/- Date 13.12.2023
Open Space Reservation : Rs.1,87,930/- Date 11.12.2023.

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

1. Copy to
M. Ramalingam & 3 others
Door no 232 - C ,
Sirupooluvapatti Main Road ,
15 Velampalayam ,
Tirupur North Taluk,
Tirupur -641652

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,
Thottipalayam Sub Registrar Office,
Tiruppur District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 14096 | 27/07/2023 |
| 2 | OSR Fee | 187930 | 11/12/2023 |
| 3 | Centage Charges | 20700.00 | 13/12/2023 |
| 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.