Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

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

ROC No. J9XP1YFE/2024/TCP Date : 01/02/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruppur Corporation,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office- Tiruppur District, Tiruppur Local Planning Authority–the Proposed formation of residential layout total extent of 0.41 Acres or 1666.00 Sq.m. in the land bearing S.F.Nos.422/2A2A2 at Muthanampalayam village -Tiruppur Corporation-Tiruppur South Taluk- Tiruppur District- Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Application Reference No. J9XP1YFE dated. 03.11.2023 received through Single Window Portal from Mr.N.Arumugam and Mrs.A.Padamavathy.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 01.12.2023.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no .260/2024 dated.09.01.2024 Uploaded by the Applicant Mr.N.Arumugam and Mrs A.Padamavathy, on 19.01.2024.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
9. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
13. Payment of Open Space Reservation charges, Development Charges &Centage charges received from the applicant respectively on 19.01.2024 . and
27.01.2024

ORDER:-

The application seeking technical clearance for the Proposed formation of residential layout total extent of 0.41 Acres or 1666.00 Sq.m. in the land bearing S.F.Nos.422/2A2A2 at Muthanampalayam village -Tiruppur Corporation-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 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 4th cited above, and on receipt of payment of Open Space Reservation charges, Centage charges and Development charges vide reference 13th cited above, the technical clearance is issued to the mentioned layout with details given below and subject to the following conditions:

Layout Area Details:

Sl.nos	Details	Extent
1.	Layout Area	0.41 Acres or 1666 Sq.m.
2.	No of Plots Allotted	11 Nos

3. Public Purposes Gifted to Local body:

i).Layout Roads including Splay 244.72 Sq.m.

ii) Public purposes A for LOCALBODY 13.18 Sq.m. (0.92%)

iii) Public purposes B for TANGEDCO 13.72 Sq.m. (0.96%)

4. Park Area
(Open space Reservation Charges Rs 3,06,290/-
Dt: 19.01.2024 paid by Applicant allotted Park Area 142.12 Sq.m. (10%)as per Govt mentioned in 7 -th Cited above)

The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Tiruppur LPA/LAYOUT No. 08 /2024 and
Planning Permission No. 08 /2024

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 Tahsildhar 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. 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 Layout for the land earmarked for Road and land meant for Public Purposes such as Local body and
TANGEDCO are properly carried out and transferred in favour of the local body 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.The fees/charges collected from the applicant are as follows:

Details of Fee	Amount in Rupees
Scrutiny Fee	: 2499/- Date : 03.11.2023
Open Space Reservation Charges	: 3,06,290/- Date : 19.01.2024
Centage Charges	: 3300/- Date : 27.01.2024
Development Charges	: 4165/- Date : 27.01.2024

Assistant Director/Member Secretary,
District Town and Country Planning Office,
Tiruppur Local Planning Authority
Tiruppur District.

Copy to
1.Mr.N.Arumugham & Mrs.A.Padmavathi ,
Door no 1/604,
TNP Garden ,
K.Chettipalayam ,
Dharapuram road,
Tiruppur District-641604.

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 Joint Sub-Registrar,
Tiruppur Joint I Sub Registrar Office,
Neruperichal,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2499	03/11/2023
2	OSR Fee	306290	19/01/2024
3	Centage Charges	3300.00	27/01/2024
4	Development Charges	4165.00	27/01/2024
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:2024.02.01 15:38:58



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate