

Town and Country Planning Department(Planning Permission)

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

ROC No. THENI/KAGB31KS/2023/TCP2/2023/TCP

Date : 09/08/2023

From:

Joint Director / Deputy Director / Assistant Director
446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

The Commissioner,
Chinnamanur Municipality,
Uthamapalayam Taluk,
Theni District.

Sir/ Madam,

Sub : Layout - Office of the Assistant Director of Town and Country Planning –Theni District, Uthamapalayam Taluk, Chinnamanur Municipality/LPA–Ward -D, Block No-10, T.S.No.20/2 and 20/6- KarungattankulamVillage,(Old S.Nos- 54/1B and 54/1C) – Site Extent of 13040.00sqm(3.22 Acres) - Technical Clearance issued - Forwarded for further action – Reg

Ref : 1.Applicant Mr.S.Marichamy, Online Application No.KAGB31KS, Dated:05.07.2023
2.District Town and country planning Office,Theni District Letter No.THENI/ KAGB31KS /2023/TD2 (Road Pattan issued on dated:27.07.2023).
3. .G.O.280(2Part), Housing and Urban Development Department,(UD.4(CLU-1) Dated: 14.11.2022
4.Circular from the Director of Town and Country Planning, Roc.No 4367 / 2019/TCP 2 Dated: 14.08.2021
5.Applicant. Mr.S.Marichamy. Letter, Dated:04.08.2023 .(Local body Gift deed document no.4510/2023, dated:02.08.2023 and TANGEDCO Gift deed document no.4511/2023, dated:02.08.2023).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:08.08.2023 (requiring payment of Centage Fee,).
14.Applicant. Mr.S.Marichamy. Letter, Dated: 08.08.2023 .(Payment of Centage Fee,).
15.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

ORDER :

With reference to the 1st Cited letter, applicant has requested for the approval of residential Layout ,Theni District, Uthamapalayam Taluk, Chinnamanur Municipality/LPA–Ward -D, Block No-10,T.S.No.20/2 and 20/6-

Karungattankulam Village,

(Old S.Nos- 54/1B and 54/1C) – Site Extent of 13040.00sqm(3.22 Acres) Technical clearance issued forwarded for further action.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 27.07.2023. Further the applicant Mr.S.Marichamy. Has gift deed the road, road splay and Park areas has been handed over to the Local body Gift deed document no.4510/2023, dated:02.08.2023 and TANGEDCO Gift deed document no.4511/2023, dated:02.08.2023, Hence, this residential layout has been approved with below conditions.

1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/82/2023 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is informed to send a copy of the conditions to this office immediately

3.After the approval of the local body. It is informed to send the approved residential Layout map to the concerned registration department office and land survey department for information and appropriate action

4.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 12th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions

1.a) With reference to the 7th cited, 8th cited and 15th cited letter, if the located site lies in the Municipal/ Corporation areas: 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 works done by the owners / developers. Reasonable period to be prescribed for upkeep/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.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final Site Approval 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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of S.F.No sub-division in favour concern local body.

3.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission.

4.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.
5.As per TNCDBR-2019 the following fee and charges are collected as

ALLOTMENT DETAILS OF LAYOUT APPROVED PLAN

Site Extent : 13040.00sqm(3.22 Acres)
No. of Plots :63Nos

Normel Plots : (01 to 23,32 to 45 and 53 to 62)
EWS Plots : (24 to 31,46 to 52 and 63)

Gifted over to Local Body:
Layout Road Area:4460.05 sqm
Park :894.98sqm(10.43%)
Public Purpose: 72.21 sqm(0.84%)
TANGEDCO Purpose: 110.18 sqm(1.28%)

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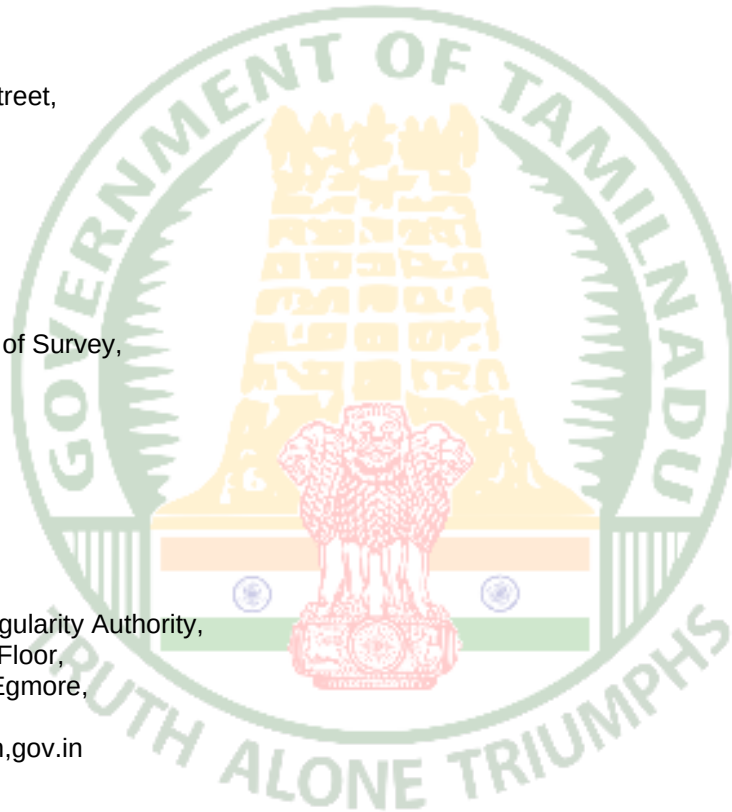
1. Mr.S.Marichamy,
D.No.23, Ward- 11 ,
South Mariyamman Kovil Street,
Veerapandi,
Theni District.

2. The Tahsildar,
Chinnamanur Taluk,
Theni District.

3. The Town Sub Inspector of Survey,
Chinnamanur Municipality,
Theni District.

4.The Sub Registrar ,
Chinnamanur.
Theni District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,Egmore,
Chennai-600 008,
Email id; contact ,tnrera@tn.gov.in



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	19560	05/07/2023
2	OSR Fee		
3	Centage Charges	19500.00	09/08/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Theni District.

Enclosure

1.Layout original map and Condition – 2 set