

Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/BTGD3P3U/2023/TD2/2023/TCP

Date : 20/07/2023

From:

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

To :

The Commissioner,
Bodinayakanur Municipality,
Bodinayakanur Taluk,
Theni District.

Sir/ Madam,

Sub : Site Approvel - Office of the Assistant Director of Town and Country Planning –Theni District, Bodinayakanur Taluk, Bodinayakanur Municipality/LPA–Ward -IV, Block No-7,T.S.No.100- Bodinayakanur Village,(Old S.Nos- 814pt) – Site Extent of 432.00sqm - Technical Clearance issued - Forwarded for further action – Reg

Ref : 1.Applicant Mr.C.Mokkasamy, Online Application No.BTGD3P3U, Dated:07.07.2023

2.District Town and country planning Office,Theni District Letter No.THENI/ BTGD3P3U /2023/TD2 (Demand Osr Fees on dated:14.07.2023).

3. District Town and country planning Office,Theni District Letter No.837 /2023/TD 2 dated:26.06.2023 (Layout Conversion in Nursery school Use into Residential Use).

4.Circular from the Director of Town and Country Planning, Roc.No 4367 / 2019/TCP 2 Dated: 14.08.2021

5.Applicant Mr.C. Mokkasamy. Letter, Dated: 15.07.2023 .(Payment of OSR Guideline Value Fee).

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:17.07.2023 (requiring payment of Centage Fee,).

14.Applicant. C. Mokkasamy. Letter, Dated: 17.07.2023 .(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 Site Approvel ,Theni District, Bodinayakanur Taluk, Bodinayakanur Municipality/LPA–Ward -IV, Block No-7,T.S.No.100- Bodinayakanur Village,(Old S.Nos- 814pt) Site Extent of 432.00sqm Technical clearance issued forwarded for further action.

1.As per the condition, the Site Approval has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/77/2023 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 Site Approval 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 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update inTamilnilam 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. 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 SITE APPROVED PLAN

Site Extent: 432.00sqm

Copy to

1. Mr.C.Mokkasamy,

s/o,Chinnan,

D.No.3B/1, Thendal Nagar,

East 3rd Street,
Bodinayakanur,
Theni District.

2. The Tahsildar,
Bodinayakanur Taku,
Theni District.

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

4. The Sub Registrar ,
Bodinayakanur.
Theni District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	648	07/07/2023
2	OSR Fee	139536	14/07/2023
3	Centage Charges	300.00	14/07/2023
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