

Town and Country Planning Department(Planning Permission)

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



ROC No. THENI / 34YL12QT / 2024 / TCP/2024/TCP

Date : 03/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : Residential Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Uthamapalayam Taluk, Chinnamanur Municipality / LPA, Chinnamanur Village, Comprised in Ward-A, Block-3, T.S.No- 29/7 (Old S.F.No-486/1Apt), – Site Extent of 2189.30sqm (54.10 Cent) - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1.Applicant's Thiru.Palanikumar, Tmt.Santhi and Thiru.R.Gokula Krishna, Online Application No. 34YL12QT, Dated:02.12.2024

2.District Town and country planning Office,Theni District Letter No.THENI / 34YL12QT /2024/TCP (Demand OSR Fees on dated:03.12.2024).

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4. Applicant's Thiru.Palanikumar, Tmt.Santhi and Thiru.R.Gokula Krishna, Letter Dated: 03.12.2024.(Payment of OSR Guideline Value Fee paid).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7.G.O.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.

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: 03.12.2024 (requiring payment of Centage Fee, Development Charge Fee and Sub Division Fee).

14. Applicant's Thiru.Palanikumar, Tmt.Santhi and Thiru.R.Gokula Krishna, Letter Dated: 03.12.2024 (Payment of Centage Fee, Development Charge Fee and Sub Division Fee paid).

15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

16.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

17. G.O.303, Housing and Urban Development Department, Dated: 02.12.2022 (Land Conversion)

18.G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated:

28.02.2024. (Tamil Nadu Gazette Notification No.28, Part-II, Sec-2, Dated. 10.07.2024) (Development Charge)

19.The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding Development Charges Collection)

20.The Commissioner, Chinnamanur Municipality letter no 1084/2024/F1, Dated- 15.05.2024 (Road Maintenance Certificate)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Sub Division Theni District, Uthamapalayam Taluk, Chinnamanur Municipality / LPA, Chinnamanur Village, Comprised in Ward-A, Block-3, T.S.No- 29/7 (Old S.F.No-486/1Apt), – Site Extent of 2189.30sqm (54.10 Cent) - Technical Clearance issued forwarded for further action.

1.As per the condition, the Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/189/2024 and enclosed with 2 set of original maps 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 Sub Division 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.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

2.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.

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

Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
1	Scrutiny Fees	3284.00	02.12.2024
2	OSR Fees	27362.00	03.12.2024
3	Centage Charges	3300.00	03.12.2024
4	Sub Division Charges	5500.00	03.12.2024
5	Development Charges	437.80	03.12.2024

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

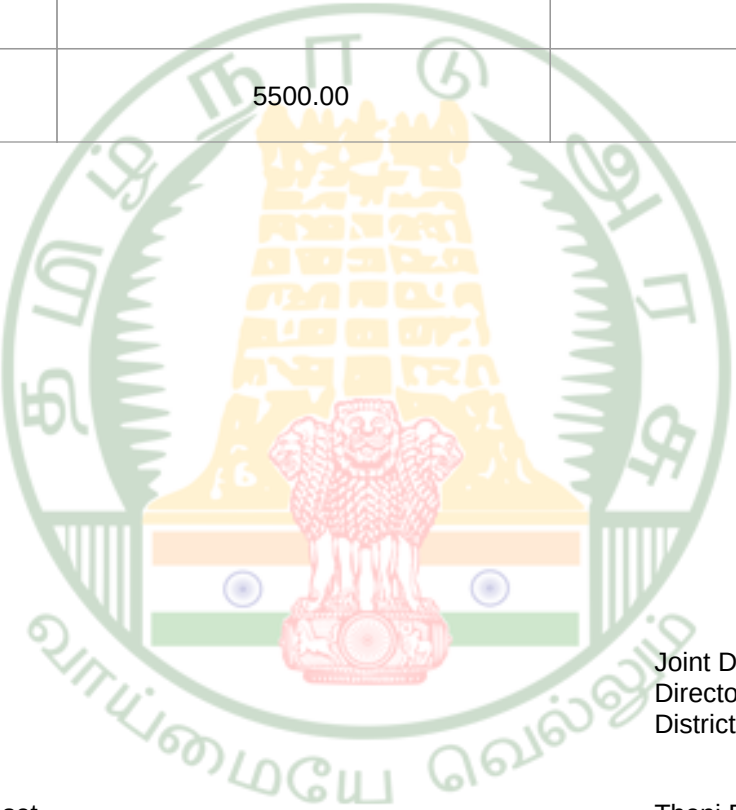
Site Extent : 2189.30 Sqm (54.10 Sqm)
No of Plots : 08 Nos

Copy to

1. Thiru.Palanikumar (Power Agent),
Tmt.Santhi (Power Agent),
Thiru.R.Gokula Krishna,
No.20, Thalakku Street,
Karunkattankulam,
Chinnamanur,
Uthamapalayam Taluk,
Theni District – 625 515
2. The Tahsildar,
Uthamapalayam Taluk,
Theni District.
- 3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.
- 4.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3284	02/12/2024
2	OSR Fee	27362	03/12/2024
3	Centage Charges	3300.00	03/12/2024
4	Development Charges	437.80	03/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	5500.00	03/12/2024



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

Theni District.

Enclosure

1.Layout original map and Condition – 2 set