

Town and Country Planning Department(Planning Permission)

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



ROC No. THENI / YUBIY0FS / 2025 / TCP/2025/TCP

Date : 05/03/2025

From:

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

To :

The Executive Officer,
Thenkarai Town Panchayat,
Periyakulam Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Periyakulam Taluk, Thenkarai Town Panchayat, Thenkarai Bit-1 Village, Comprised in S.F.No-126/2A1A2 – Site Extent of 218.00 sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1.Applicant Thiru.M.Mohamed Arsath Shersha, Online Application No. YUBIY0FS, Dated:28.02.2025

2.District Town and country planning Office,Theni District Letter No.THENI / YUBIY0FS /2025/TCP (Demand OSR Fees on dated:04.03.2025).

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

4 Applicant Thiru.M.Mohamed Arsath Shersha, Letter Dated: 05.03.2025.(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: 05.03.2025 (requiring payment of Centage Fee, Development Charge Fee and Sub Division Fee).

14. Applicant Thiru.M.Mohamed Arsath Shersha, Letter Dated: 05.03.2025 (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

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)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Sub Division Theni District, Periyakulam Taluk, Thenkarai Town Panchayat, Thenkarai Bit-1 Village, Comprised in S.F.No-126/2A1A2 – Site Extent of 218.00 sqm - 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/29/2025 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 inTamilnilam 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. The proposed residential subdivision falls within the Approved AMMAYANAICKANUR- CUMBUM BYE-PASS ROAD Town Planning Scheme as residential use zone.

As, the subdivision comes under planning area, passed on reference 6th cited, requirement of NOC and Collection of charges did not arise.

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

Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
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1	Scrutiny Fees	327.00	28.02.2025
2	OSR Fees	46979.00	05.03.2025
3	Centage Charges	600.00	05.03.2025
4	Sub Division Charges	800.00	05.03.2025
5	Development Charges	43.60	05.03.2025

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

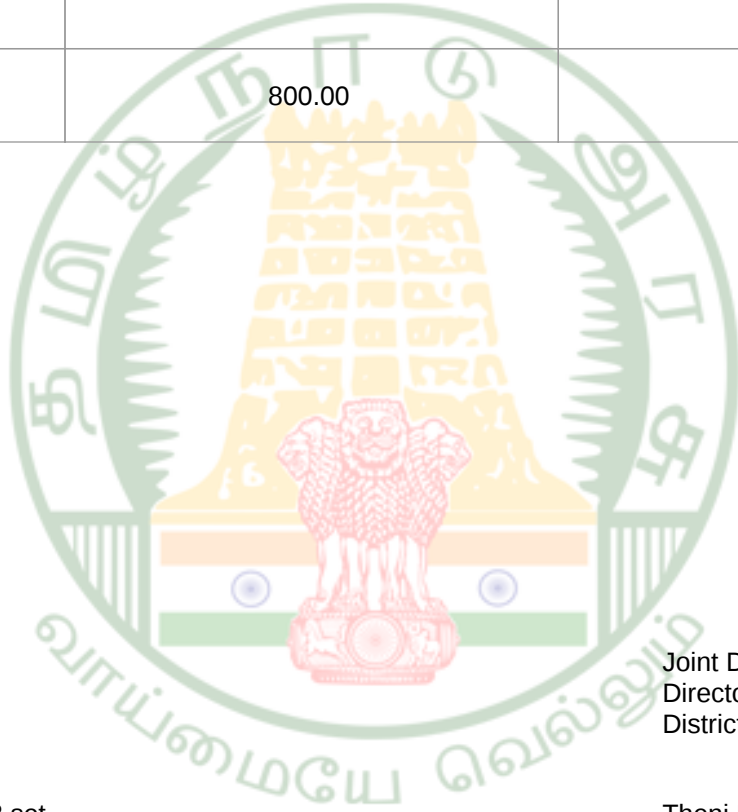
Site Extent : 218.00 Sqm
No of Plots : 1 Nos

Copy to

1. Thiru.M.Mohamed Arsath Shersha,
S/o.Mohamed Mohideen,
Door No.5/1, Pallivasal Street,
Thenkarai,
Periyakulam Taluk,
Theni District – 625 601
2. The Tahsildar,
Periyakulam 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	327	28/02/2025
2	OSR Fee	46979	05/03/2025
3	Centage Charges	600.00	05/03/2025
4	Development Charges	43.60	05/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	800.00	05/03/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Theni District.