Town and Country Planning Department(Planning Permission)

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

ROC No. THENI /Q6397BBH/2023/2023/TCP

Date : 03/11/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Uthamapalyam Town Panchayat,
Uthamapalayam Taluk,
Theni District

Sir/ Madam,

Sub : Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Uthamapalayam Taluk, Uthamapalayam Town Panchayat / Village, Comprised in S.Nos- 2131/2B1 , 2131/2B2 and 2131/2B3A– Site Extent of 9338.00sqm (2.305 Acres) - Technical Clearance issued - Forwarded for further action – Reg.

Ref :
1. Applicant Mr.Umar baruk shieck and Eight others, Online Application No. /Q6397BBH /2023, Dated:11.07.2023
2. District Town and country planning Office, Theni District Letter No .THENI/ Q6397BBH /2023/TCP (Road Patten issued on dated: 16.08.2023).
3. Joint Director of Agriculture department, Theni District Letter No.T1/4410/2023, Dated:09.06.2023
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Applicant Mr.Umar baruk shieck and Eight others. Letter, Dated:27.09.2023 . (Local body Gift deed document no.2251/2023,
dated:26.09.2023 and TANGEDCO Gift deed document no.2252/2023, dated:26.09.2023).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022
14. Demand payment Request Letter, Dated: 09.10.2023 (requiring payment of Centage Fee,).
15. Applicant Mr.Umar baruk shieck and Eight others, Dated: 04.10.2023 and 01.11.2023. (Payment of OSR Fee and Centage Fee,).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. 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,
Uthamapalayam Town Panchayat / Village, Comprised in S.Nos- 2131/2B1 , 2131/2B2 and 2131/2B3A– Site Extent of 9338.00sqm (2.305 Acres) -
Technical Clearance issued - Forwarded for further action - 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 on16.08.2023. Further the applicant Mr. Umar baruk shieck and Eight others, have gift deed the road, road splay area and Public Purpose
areas has been handed over to the Local body Gift deed document no.2251/2023, dated:26.09.2023 and TANGEDCO Gift deed document
no.2252/2023, dated:26.09.2023. 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/124/2023 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 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, 9th cited and 16th 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 layout 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 earmarked road areas
S.F.No sub-division in favour concern local body.

3.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
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to
collect Rs.1000 as scrutiny fee for Each Plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other
Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. 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.

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

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent =9338.00sqm(2.305Acres)

No. of Plots =37

Gifted over to Local Body:

Layout Road Area:2321.03 sqm

Local Body Purpose: 46.80 sqm(0.67%)

TANGEDCO Purpose: 45.98 sqm(0.66%)

Copy to

1. Umar baruk shieck and Eight others,
2-2-66A,Puthu palli vasal,
Sithayankottai,Athoor,
Dindigul,624708

2. The Tahsildar,
Uthamapalayam Taluk,
Theni District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.

4.The Sub Registar ,
Uthamapalayam
Theni District.

5. Superintending Engineer,
TANGEDCO,Theni District.

6.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

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14007	11/07/2023
2	OSR Fee	2266491	04/10/2023
3	Centage Charges	11700.00	01/11/2023
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

Signature valid

Signed by: Assistant Director
Location:Theni
Date:2023.11.03 17:58:02