# Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/6END14KR/2023/TCP / 2022 / TCP Date : 09/05/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Mr.MURUGAN,Mr.NAGARAJAN,Mr.MUTHAH,No-70,West Street,Kodivillarpatti,Theni,

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, Theni district -Theni Taluk / Panchayat Union,Unjampatti Panchayat / Village,S.F.No. 990/1A,990/1B and 991/1 - extent of 9905.00sqm - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.MURUGAN and 2 Others Online application No.6END14KR, Dated:09.02.2023

2.District Town and country planning Office,Theni District Letter No.THENI/6END14KR/2023/TCP (Road pattern issued on dated: 21.04.2023 ).

3.Joint Director Agriculture department, Letter No.T1/9462/2022, Dated:27.01.2023

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

5.Applicants Mr.MURUGAN and 2 Others Online application Letter, Dated:28.04.2023 .(Local Body Gift deed document no.4171/2023,
dated:28.04.2023 and TANGEDCO Gift deed document no.4171/2023, dated:28.04.2023 ).

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 WaterSupply,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:02.05.2023 (requiring payment of Centage Fee, OSR Guideline Value Fee ).

15.Applicants Mr.MURUGAN and 2 Others Online application Letter, Dated:03.05.2023 .(Payment of Centage Fee, OSR Guideline Value Fee ).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Theni district, Theni Taluk / Panchayat Union,
Unjampatti Panchayat / Village, S.F.No. 990/1A,990/1B and 991/1, extent of 9905.00sqm forwarded to Director of Town and Country Planning for
concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 21.04.2023. Further
the applicant Mr.MURUGAN and 2 Others has gift deed the road, road splay and park areas has been handed over to the Local Body Gift deed
document no.4171/2023, dated:28.04.2023 and TANGEDCO Gift deed document no.4171/2023, dated:28.04.2023. 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/39/2023. 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 requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).

3.After the approval of the local body. It is requested 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 requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
Special Conditions

Special Conditions

1.a) With reference to the 8th cited, 10th cited and 17th 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 up keep/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, park
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 plots. 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 follows:

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 14858 | 09/02/2023 |
| 2 | OSR Fee | 66881 | 03/05/2023 |
| 3 | Centage Charges | 8400.00 | 04/05/2023 |
| 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

Document certified by KAVIYAM RAMAN.

Signed by: Assistant Director
Location: Theni
Date:2023.05.09 16:39:15