Town and Country Planning Department(Planning Permission)

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

ROC No. THENI / QFTVRIT8 / 2024 / TCP/2024/TCP Date : 12/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Kovilpatti Panchayat,
Andipatti Taluk,
Theni District.

Sir/ Madam,

Sub : Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Andipatti Taluk / Panchayat Union, Kovilpatti Panchayat / Village, Comprised in S.No- 1442/2A2, – Site Extent of 1781sqm (0.44 Acre) - Technical Clearance issued - Forwarded for further action – Reg..

Ref : 1.Applicant Thiru.M.Satheeshkumar, Online Application No. QFTVRIT8 , Dated:22.01.2024

2.District Town and country planning Office,Theni District Letter No.THENI/ QFTVRIT8 /2024/TCP (Demand Osr Fees on dated:08.03.2024).

3.Joint Director Agriculture department, Letter No. T4/1050/2024, Dated:19.02.2024

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

5.Applicant Thiru.M.Satheeshkumar Letter, Dated: 11.03.2024.(Payment of OSR Guideline Value Fee).

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 MunicipalAdministration andWater
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: 11.03.2024 (requiring payment of Centage Fee,).

15.Applicant Thiru.M.Satheeshkumar Letter, Dated: 11.03.2024 (Payment of Centage Fee,).

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

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

18. Head Quarters Zonal Deputy Block Development Officer (V.P), Andipatti Panchayat Union, Letter no 4597/2023/B5 dated: 20.02.2024

With reference to the 1st Cited letter, applicant has requested for the approval of residential Sub Division- Theni District, Andipatti Taluk / Panchayat
Union, Kovilpatti Panchayat / Village, Comprised in S.No- 1442/2A2, – Site Extent of 1781sqm (0.44 Acre) - 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/32/2024 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 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 likeroads, 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 Sub Division 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 otheramenities 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.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 invitepersons to purchase inany
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

3.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has beenrequested 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)

4.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 developmentis 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 APPROVED SUB DIVISION

Site Extent : 1781sqm (0.44 Acre)
No of Plots : 08

Copy to
1. Thiru.M.Satheeshkumar,
No.4/788, Varatharajapuram,
Kodaluthu,
Andipatti Taluk,
Theni District -625 512.

2. The Tahsildar,
Andipatti 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	2672	22/01/2024
2	OSR Fee	8905	11/03/2024
3	Centage Charges	2700.00	11/03/2024
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 Not Verified

Signed by: Assistant Director
Location:Theni
Date:2024.03.12 14:19:08