Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/EYO5ZODD/2024/TCP Date : 02/01/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Theni Allinagaram Municipality,
Theni Taluk,
Theni District

Sir/ Madam,

Sub : Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Theni Taluk, Theni Allinagaram Municipality/LPA, Ward-C, Block 26, T.S.Nos- 27/3, 27/4 , 27/7, 27/8 (old s.nos.1612, 1613, 1611/1A, 1611/1B, 1611/2A, 1611/2B, 1608, 1609/1, 1609/2) Site Extent of 4965.30sqm (1.23 Acres) - Technical Clearance issued - Forwarded for further action

Ref :
1. Applicant Mr. Thamodaran and Mr.Gunasekaran, Online Application No./ EYO5ZODD/2023, Dated:08.12.2023
2. District Town and country planning Office, Theni District Letter No .THENI/ ./ EYO5ZODD /2023/TCP (Road Patten issued on dated: 28.12.2023 and OSR fees called on 28.12.2023).
3. Proceedings of the Director of Town and country planning. Chennai Roc.No.5566/2023/TCP1 , dated 27.09.2023 (variation notification confirmed under section 33(2))
4. The Honourable Mr.Justice C.V Karthickeyan, Madurai Bench of Madras High Court, W.P (MD) No. 7952 of 2023, Coram dated 05.06.2023 and The Government pleader Mr.P.Thilak kumar, Legal opinion Ref : GP/L.O/1559/2023, Dated 30.10.2023
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
6. Applicant Mr.Thamodaran and Mr.Gunasekaran Letter, Dated: 30.12.2023. (Local body Gift deed document no.12397/2023, dated: 29.12.2023 and TANGEDCO Gift deed document no.12398/2023, dated:29.12.2023).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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: 30.12.2023 (requiring payment of Centage Fee,).
15. Applicant Mr. Thamodaran and Mr.Gunasekaran Dated: 30.12.2023 and 02.01.2024. (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, Theni Taluk, Theni Allinagaram Municipality/LPA, Ward-C, Block 26, T.S.Nos- 27/3, 27/4 , 27/7, 27/8 (old s.nos.1612, 1613, 1611/1A, 1611/1B, 1611/2A, 1611/2B, 1608, 1609/1, 1609/2) Site Extent of 4965.30sqm (1.23 Acres) - Technical Clearance issued - 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 on .28.12. 2023. Further the applicant Mr. Thamodaran and Mr.Gunasekaran, have gift deed the road, road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no.12397/2023, dated:29.12.2023 and TANGEDCO Area vide Gift deed document no.12398/2023, dated:29.12.2023. 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/01/2024 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 8th cited, 9th 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 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 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. 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.
5. As per TNCDBR-2019 the following fee and charges are collected as

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent =4965.30sqm(1.23Acres)
No. of Plots =26
Shop =01
Gifted over to Local Body:
Layout Road Area:1210.37 sqm
Local Body Purpose: 41.55 sqm(1.11%)
TANGEDCO Purpose: 43.63 sqm(1.16%)

Copy to
1.Mr. Thamodharan and Mr.Gunasekaran
Door no. 15-1-A, Muthu Nagar,
Palani chettipatti,
Theni-625531

2. The Tahsildar,
Theni Taluk,
Theni District.

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

4.The Sub Registrar ,
Theni Sub Registrar office,
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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7448	08/12/2023
2	OSR Fee	111887	30/12/2023
3	Centage Charges	9000.00	02/01/2024
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 valid

Signed by: Assistant Director
Location:Theni
Date:2024.01.02 17:20:43