Town and Country Planning Department(Planning Permission)

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

ROC No. THENI / 5QIU8ZSN / 2024 / TCP/2024/TCP Date : 05/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Saruthupatti 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 / Panchayat Union, Saruthupatti Panchayat, Thamaraikulam Bit-II Village, Comprised in S.No- 2582/2A2D– Site Extent of 1478.00sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1. Applicant Tmt.S.Indira, Online Application No. 5QIU8ZSN, Dated: 22.08.2024

2. District Town and country planning Office,Theni District Letter No. THENI/ 5QIU8ZSN /2024/TCP (Road Patten issued dated:29.08.2024).

3. Joint Director of Agriculture department, Theni District letter No.T1/5637/2024, dated.08.08.2024

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

5. Applicant Tmt.S.Indira, letter dated.05.09.2024 (Local body Gift deed document no.2260/2024, dated:02.09.2024and TANGEDCO Gift deed
document no.2259/2024, dated:02.09.2024).

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

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:29.08.2024 and 05.09.2024 (requesting payment of OSR amount, Centage Fee, Development Charge fee
and Sub Division Charges,).

15. Applicant Tmt.S.Indira, letter Dated:05.09.2024 (Payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges paid,).

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

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 /
Panchayat Union, Saruthupatti Panchayat, Thamaraikulam Bit-II Village, Comprised in S.No- 2582/2A2D– Site Extent of 1478.00sqm - 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 29.08.2024. Further the applicant Tmt.S.Indira, have gift deed the Local Body area has been handed over to the Local body vide Gift deed document
no.2260/2024, dated:02.09.2024 and TANGEDCO Area vide Gift deed document no.2259/2024, dated:02.09.2024. Hence, this residential layout has been
approved with below conditions.

1.As per the condition, the Residential Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO:SWP/132/2024 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 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 in Tamilnilam website

Special Conditions

1.With reference to the 11th cited, the concern local body must issue the final approval After transfer of earmarked Local body area and TANGEDCO area
S.F.No sub-division in favor concern 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 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

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 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)

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 RESIDENTIAL SUB DIVISION PLAN

Site Extent = 1478.00 Sqm
No.of Plot = 06 Nos
(Plot nos- 01 to 06)

Gifted over to Local Body:
Local Body Purpose : 09.00 Sqm (0.61%)

Gifted over to TANGEDCO
TANGEDCO Purpose : 09.00 Sqm (0.61%)

Copy to
1.Tmt.S.Indira,
3/1/107, Lakshmi Nagar-2,
Palanichettipatti,
Theni Taluk,
Theni District – 625 531,

2. The Thasildar,
Periyakulam Taluk,
Theni District.

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

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	2217	22/08/2024
2	OSR Fee	398321	05/09/2024
3	Centage Charges	2400.00	05/09/2024
4	Development Charges	295.60	05/09/2024
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:2024.09.05 17:17:21