Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/0GLPJLG3/2023/2023/TCP Date : 19/10/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Bodinayakkanur Municipality,
Bodinayakkanur Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning –Theni District, Bodinayakkanur Taluk, Bodinayakkanur Municipality /LPA –Comprised in Ward-II,Block-4, T.S.Nos- 184/19 (old S.no.184/4pt)– Site Extent of 1883.25sqm(0.46 1/2 Acres) - Technical Clearance issued - Forwarded for further action – Reg..

Ref : 1.Applicants. Mr.M.Abdur Rahuman and Mr.S.Nizath Rahuman, Online Application No.0GLPJLG3, Dated:16.08.2023

2.District Town and country planning Office,Theni District Letter No.THENI/ 0GLPJLG3 /2023/TCP (Road pattern and OSR Fee issued on dated:11.10.2023).

3. G.O.97, Housing and Urban Development [UD4(,, 1)] Department, Dated: 09.06.2023

4.Tamil Nadu Govt.Gazette No.31, Part VI, Section-1, date.02.08.2023

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

6.Applicants. Mr.M.Abdur Rahuman and Mr.S.Nizath Rahuman. Letter, Dated:16.10.2023 .(Local body Gift deed document no.5873/2023, dated:13.10.2023 and TANGEDCO Gift deed document no.5874/2023, dated:13.10.2023).

7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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:17.10.2023 (requiring payment of Centage Fee).

15.Applicants Mr.M.Abdur Rahuman and Mr.S.Nizath Rahuman. Letter, Dated: 16.10.2023 and 17.10.2023 .(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, Bodinayakkanur Taluk, Bodinayakkanur Municipality /LPA-Comprised in Ward-II,Block-4, T.S.Nos- 184/19 (old S.no.184/4pt)– Site
Extent of 1883.25sqm(0.46 1/2 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 on 11.10.2023.Further the applicant Mr.M.Abdur Rahuman and Mr.S.Nizath Rahuman. Has gift deed the road, road splay and Public Purpose areas has been handed over to the Local body Gift deed document no.5873/2023, dated:13.10.2023 and TANGEDCO Gift deed document no.58742023, dated:13.10.2023. 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/116/2023 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 requested 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, 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 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 invitepersons 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 ; 1883.25sqm (0.46 1/2 Acres)
No of Plots: 12

Gifted over to Local Body:
Layout Road Area:444.95sqm
Local body Purpose: 12.38 sqm (0.86%)
TANGEDCO Purpose: 13.37sqm (0.93%)

Copy to
Mr.M.Abdur Rahuman and
Mr.S.Nizath Rahuman,
230/1,Makka Pallivasal Street,
Keelakarai,
Periyakulam.
Theni Dist .

2. Town Sub Inspector of Survey,
Bodinayakkanur,
Theni District.

3.Sub Registar ,
Bodinayakkanur.
Theni District.

4. Superintending Engineer,
TANGEDCO,Theni.

5.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	2825	16/08/2023
2	OSR Fee	464247	16/10/2023
3	Centage Charges	3900.00	17/10/2023
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 Not Verified

Signed by: Assistant Director
Location:Theni
Date:2023.10.19 19:46:27