Town and Country Planning Department(Planning Permission)

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

ROC No. THENI / PRF3WHSJ / 2025 /2025/TCP Date : 19/08/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Melachokkanathapuram Town Panchayat,
Bodinayakkanur Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Bodinayakkanur Taluk, Melachokkanathapuram Town Panchayat / Village, Comprised in S.No.164/4E1A– Site Extent of 863.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1.Applicant Thiru.P.Jegaveerapandiyan, Online Application No. PRF3WHSJ, Dated: 18.08.2025

2.District Town and country planning Office, Theni District Letter No.THENI/ PRF3WHSJ /2025/TCP (Demand OSR Fees on dated:18.08.2025).

3.The Joint Director of Agriculture Department, Theni District Letter no. T1/2062/2025, Dated:11.03.2025

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

5. Applicant Thiru.P.Jegaveerapandiyan, Letter, Dated: 19.08.2025 (Payment of OSR 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 and G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025.

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:19.08.2025 (requesting payment of Centage Fee, Development Charge fee and Sub Division Charges,).

15. Applicant Thiru.P.Jegaveerapandiyan, Dated:19.08.2025. (Payment of 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: 14.08.2021

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)

20. The Sub Registrar, Bodinayakkanur letter no 139/2025, Dated: 14.05.2025 (Guide Line Value)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Sub Division- Theni District, Bodinayakkanur Taluk, Melachokkanathapuram Town Panchayat / Village, Comprised in S.No.164/4E1A– Site Extent of 863.00 Sqm - Technical Clearance issued forwarded for further action.

1.As per the condition, the Residential Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/126/2025 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 in Tamilnilam 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 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 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 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.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
G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 under rule 9 concerned local body should collect the 3% Guideline 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 shown in the drawing the part where the two roads meet in North-East corner has to be handed over the concerned local body and the Local Body has to ensure the same.

6.As per TNCDBR-2019 the following fee and charges are collected as

Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
1	Scrutiny Fees	1295.00	18.08.2025
2	OSR Fees (e-Challan No. 20250819027048)	464467.00	19.08.2025
3	Centage Charges (e-Challan No. 20250819035124)	1800.00	19.08.2025
4	Sub Division Charges	2400.00	19.08.2025
5	Development Charges	172.60	19.08.2025

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

Site Extent : 863.00 sqm
No of Plots : 4 Nos

Copy to
1.Thiru.P.Jegaveerapandiyan,
S/o. Pandiyan,
5, Kattabomman South Street,
Karattupatti,
Melachokkanathapuram,
Bodinayakkanur Taluk,
Theni District – 625 582

2.The Tahsildar,
Bodinayakkanur 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	1295	18/08/2025
2	OSR Fee		
3	Centage Charges	1800.00	19/08/2025
4	Development Charges	172.60	19/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2400.00	19/08/2025

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:2025.08.19 20:01:26