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Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/NYELRDXW/2022/TCP / 2022 / TCP

Date 07/09/2022

From

Joint Director / Deputy Director / Assistant Director
446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

Thiru.G.Palanidas,
No-15-1-70/D2, Sivanantha Nagar,
Palanichetti Patti, Veerapandi Village, Theni District - 625531

Sir/ Madam,

Sub : Residential Layout - Office of the Theni District Assistant Director of town and country planning - Theni District- Theni Taluk / Panchayat Union, Thappukundu Panchayat / Village, S.F.No-193/1D2 - extent of 1781 Sqm - Technical clearance issued - forwarded for further action -

Ref : 1.Applicant Thiru.G.Palanidas Letter, Dated: 25.08.2022

2.District Town and country planning Office,Theni District Letter No. THENI/NYELRDXW/2022/TCP .(Road pattern issued on dated: 30.08.2022).

3.Joint Director Agriculture department, Theni District Letter No. Thi1/5985/2022 Dated: 08.08.2022

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

5.Applicants Thiru.G.Palanidas Letter, Dated: 05.09.2022 .(Gift deed document no. 8493/2022 dated- 02.09.2022 and 8494/2022, dated: 02.09.2022).

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 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 :30.08.2022 and 06.08.2022 (requiring payment of OSR Guideline Value Fee and Centage Fee).
- 15.Applicants Thiru.G.Palanidas Letter, Dated: 05.09.2022 and 06.09.2022 .(Payment of OSR Guideline Value Fee and Centage Fee).
- 16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
- 17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021
18. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District, Theni Taluk / Panchayat Union, Thappukundu Panchayat / Village, S.F.No-193/1D2 - extent of 1781 Sqm forwarded to Theni District Assistant Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, Road Pattern for Residential Layout has been issued by the directorate on 30.08.2022. Further the applicant Thiru.G.Palanidas has gift deed the road and road splay has been handed over to the local body (President, Thappukundu panchayat) Gift deed document No- 8493/2022 on 02.09.2022 and Reserved for TANGEDCO area handed over to SE, TANGEDCO

vide gift deed no 8494/2022 on 02.09.2022. 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 L.P/AD DTCP(TD) NO:SWP/ 56 /2022 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 requested to send a copy of the conditions to this office immediately.
- 3.After the approval of the local body. It is requested 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 requested 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 in Tamilnilam website Special Conditions

Special Conditions

- 1.a) With reference to the 8th cited, 10th cited and 18th 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 up keep/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, Reserved for Local body and TANGEDCO area 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. 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 plots. 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)

5. 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.

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

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	2672	25/08/2022
2	OSR Fee	77943	05/09/2022
3	Centage Charges	2700.00	06/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Document certified by Velmurugan

P.

Signed by: Assistant Director
Location: Theni
Date: 2022.09.07 19:12:16

Joint Director/Deputy Director(i/c)

Theni District.

Enclosure

1. Layout original map and Condition – 2

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தேனி ஊராட்சி ஒன்றியம் தப்புக்குண்டு ஊராட்சி மன்ற தலைவர் அவர்களின்

செயல் முறை நடவடிக்கைகள்

முன்னிலை:- திரு.S.பழனிராஜ் அவர்கள்

ந.க.எண் : 03/22-23

உத்திரவு

நாள் : 09-09-2022

பொருள் : அனுமதியற்ற மனைப்பிரிவுகள் - மனைகள் வரன்முறைப்படுத்துதல் திட்டம் 2017 - தேனி மாவட்டம், தேனி ஊராட்சி ஒன்றியம் தப்புக்குண்டு ஊராட்சி, தப்புக்குண்டு கிராமம் சர்வே எண் 193/112 இடத்தில் அமைந்துள்ள அனுமதியற்ற குடியிருப்பு மனைப்பிரிவிற்கு மதுரை நகர் ஊரமைப்பு துணை இயக்குநர் அவர்களிடமிருந்து அனுமதி வரப்பெற்றது - தொடர்ந்து வரன்முறைப்படுத்தி ஆணையிடல் தொடர்பாக.

பார்வை

1. அரசாணை (நிலை) எண்:78/ வீட்டுவசதி மற்றும் நகர்புற வளர்ச்சித் துறை நவ 4(3) நாள்: 4.5.2017
2. அரசாணை (நிலை) எண்:172/ வீட்டுவசதி மற்றும் நகர்புற வளர்ச்சித் துறை நவ 4(3) நாள்: 13.10.2017
3. நகர் ஊரமைப்பு உதவி இயக்குநர் (பொ)தேனி கடிதம் ந.க.எண்.1636/தே மன 2. நாள்
4. தேனி ஊராட்சி ஒன்றியம் தப்புக்குண்டு ஊராட்சி கணக்கில் செலுத்திய ரசீது எண் 2

உத்திரவு:-

பார்வையில் 3 -ல் காணும் மதுரை நகர் ஊரமைப்பு துணை இயக்குநர் அவர்களின்கீழ்த்தில் மனுதாரர் என்பவருக்கு சொந்தமானதப்புக்குண்டு ஊராட்சியில் சர்வே எண்: 193/112ல் 1781 ச மீ மனைப்பிரிவு மனை இடத்தை வரன் முறைப்படுத்துதல் கட்டணத்தை உரியஅரசுதலைப்பிலும், வளாச்சி கட்டணத்தை ஊராட்சி வங்கி கணக்கில் செலுத்திய பின்னர் பார்வை 1 மற்றும் 2 ல்காணும் அரசாணைகளின்பிந்தனைக்குட்பட்டு வரன் முறைப்படுத்த உத்திரவிட தெரிவித்துள்ளார்.

பார்வை 4 ல் கண்டவாறு மனுதாரர் வரன்முறைப்படுத்துதல் கட்டணம் மற்றும் வளர்ச்சி கட்டணம் ரூ.1000/- (ஆறாயிரம் மட்டும்) -ஐ தப்புக்குண்டு ஊராட்சி கணக்கில் செலுத்தி உள்ளார் ..எனவே மனுதாரர் திரு.அரவிந்தன், திருமதி.ஜெயலட்சுமி என்பவரின் சர்வே எண் பார்வை 1 மற்றும் 2ல் காணும் அரசாணையில் உள்ள நிபந்தனைக்குட்பட்டு வரன்முறைப்படுத்தி உத்திரிடப்படுகிறது.

இணைப்பு: கடிதத்தின் நகல்

பெறுநர்:-

1.திரு.G.பழனிதாஸ்

NO:-15-1-70/D2

சிவானந்த நகர்

பழனிசெட்டிபட்டி

தேனி -625531



தலைவர்

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