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Town and Country Planning Department(Planning Permission)

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

ROC No. THENI / HOXBN9JV / 2025/2025/TCP Date : 27/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President / Special Officer,
Pitchampatti Panchayat,
Andipatti Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Andipatti Taluk / Panchayat Union, Pitchampatti Panchayat, Andipatti Bit-I Village, Comprised in S.No- 524/10A4– Site Extent of 900.00 sqm (22.23 Cent) - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1.Applicant Thiru.V.Meenatchi Sundaram, Online Application No. HOXBN9JV Dated: 21.01.2025

2.District Town and country planning Office, Theni District Letter No.THENI/ HOXBN9JV /2025/TCP (Demand OSR Fees on dated:27.01.2025).

3.The Assistant Director of Agriculture Department, Theni District Letter no. T1/9684/2024, Dated:13.01.2025

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

5. Applicant Thiru.V.Meenatchi Sundaram, Letter, Dated: 27.01.2025 (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.

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:27.01.2025 (requesting payment of Centage Fee, Development Charge fee and Sub Division Charges,).

15. Applicant Thiru.V.Meenatchi Sundaram, Letter, Dated:27.01.2025. (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 Block Development Officer, Andipatti Panchayat Union, letter dated- 22.01.2025 (Road Maintenance Certificate)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Sub Division- Theni District, Andipatti Taluk / Panchayat Union, Pitchampatti Panchayat,
Andipatti Bit-I Village, Comprised in S.No- 524/10A4– Site Extent of 900.00 sqm (22.23 Cent)- Technical Clearance issued forwarded for further action.

1.As per the condition, the Commercial Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/12/2025 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 inTamilnilam 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
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

Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
1	Scrutiny Fees	1350.00	21.01.2025
2	OSR Fees	122400.00	27.01.2025
3	Centage Charges	2100.00	27.01.2025
4	Sub Division Charges	2800.00	27.01.2025
5	Development Charges	180.00	27.01.2025

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

Site Extent : 900.00 sqm (22.23 Cent)
No of Plots : 6 Nos

Copy to
1.Thiru.V.Meenatchi Sundaram,
Agragaram Street,
Andipatti,
Andipatti Taluk,
Theni District.

2.The Tahsildar,
Andipatti 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	1350	21/01/2025
2	OSR Fee	122400	27/01/2025
3	Centage Charges	2100.00	27/01/2025
4	Development Charges	180.00	27/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2800.00	27/01/2025

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:2025.01.27 19:07:37



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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