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Town and Country Planning Department(Planning Permission)

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

ROC No. THENI / 57A44G72 / 2024 / TCP/2024/TCP Date : 08/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Aranmanaipudur Panchayat,
Theni Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District / Taluk, Aranmanaipudur Panchayat, Koduvilarpatti Village, Comprised in S.Nos- 44/9A2A, 44/9A2C, 44/10A1A2A and 44/10A1A2C– Site Extent of 644 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1.Applicant Tmt.B.Suganya, Online Application No. 57A44G72, Dated: 08.11.2024

2.District Town and country planning Office, Theni District Letter No.THENI / 57A44G72 /2024/TCP (Demand OSR Fees on dated:08.11.2024).

3. The Joint Director of Agriculture department, Theni District Letter No. T1/7499/2024, Dated:23.10.2024

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

5. Applicant Tmt.B.Suganya, Letter, Dated: 08.11.2023.(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:08.11.2024 (requesting payment of OSR Fee, Centage Fee, Development Charge fee and Sub Division Charges,).

15.Applicant Tmt.B.Suganya, Letter, Dated: 08.11.2024. (Payment of OSR Fee, 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 (V.P), Theni Panchayat Union, letter no. 1362/2024/B1, dated-24.09.2024. (Road maintenance certificate)

With reference to the 1st Cited letter, applicant has requested for the approval of residential Sub Division- Theni District / Taluk, Aranmanaipudur Panchayat, Koduvilarpatti Village,
Comprised in S.Nos- 44/9A2A, 44/9A2C, 44/10A1A2A and 44/10A1A2C– Site Extent of 644 Sqm - Technical Clearance issued forwarded for further action.

1.As per the condition, the Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/171/2024 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	966.00	08.11.2024
2	OSR Fees	145866.00	08.11.2024
3	Centage Charges	1500.00	08.11.2024
4	Sub Division Charges	2000.00	08.11.2024
5	Development Charges	128.80	08.11.2024

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

Site Extent : 644.00sqm
No of Plots : 04 Nos

Copy to

1.Tmt.B.Suganya,,
D.No.520E/- Ward-9,
Pasumai Nagar VI,
Aranmanaipudur,
Theni Taluk,
Theni District – 625 531.

2.The Tahsildar,
Theni 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	966	08/11/2024
2	OSR Fee	145866	08/11/2024
3	Centage Charges	1500.00	08/11/2024
4	Development Charges	128.80	08/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2000.00	08/11/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

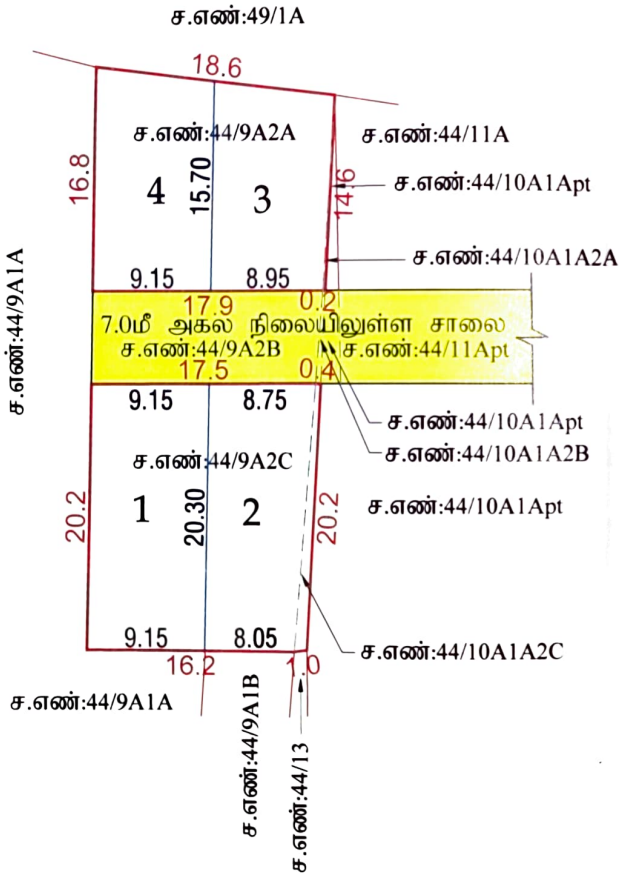
Theni District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Theni
Date:2024.11.08 14:11:50



அளவர் / உதவிவரைவாளர்

Signature valid

Signed by: Assistant Director
Location: Theni
Date: 2024.11.08

உதவிவரைவாளர் நிலை-III

மேற்பார்வையாளர்

நகர் ஊரமைப்பு துறை - தேனி மாவட்டம்
அரண்மனைப்புதூர் ஊராட்சி

தேனி மாவட்டம், தேனி வட்டம், தேனி ஊராட்சி ஒன்றியம், அரண்மனைப்புதூர் ஊராட்சி, கொடுவிலார்பட்டி கிராமம், சர்வே எண்கள்: 44/9A2A, 44/9A2C, 44/10A1A2A மற்றும் 44/10A1A2C -இல் அமையும் உத்தேச குடியிருப்பு மனை உட்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

(திட்டமில்லாத பகுதி)

கோப்பு எண் :THENI/57A44G72/2024/TCP
அளவுத்திட்டம் - 1 : 400

வ

குறிப்புகள்:

மனை உட்பிரிவு இடத்தின் பரப்பளவு	-	644.00 ச.மீ
மனை உட்பிரிவு இடத்தின் எல்லை	-	
மனை உட்பிரிவு சாலை	-	
கோரிய மனைகள்	-	4 எண்ணம்

ஒதுக்கிய மனைகளின் எண்ணிக்கை
மனை எண்கள்: 1 முதல் 4 வரை - 4 எண்ணம்

பொது ஒதுக்கீடு:
பூங்கா ஒதுக்கீட்டிற்கு பதிலாக மனையின் பரப்பில் 10 சதவீத இடத்திற்கு ஈடாக அரசு வழிகாட்டு மதிப்பீட்டு தொகையானது மனுதாரரால் செலுத்தப்பட்டுள்ளது.

நிபந்தனைகள்:

1. அரசாணை எண்-71 ஊரக வளர்ச்சி துறை (ம) உள்ளாட்சி துறை நாள்-16.09.2002-இன்படி மனுதாரரது நிலஉரிமம் குறித்து சரிபார்ப்பது உள்ளாட்சியின் பொறுப்பாகும்.
2. இம்மனைஉட்பிரிவு ஒப்புதலுக்காக சமர்ப்பிக்கப்பட்ட ஆவணங்கள் (ம) சான்றுகள் சரியானவையல்ல என அறியப்பட்டால் அல்லது இம்மனைஉட்பிரிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் இம்மனைஉட்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதலானது எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் சென்னை, அவர்களால் ரத்து செய்யப்படும்.
3. இம்மனைஉட்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்தத்துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளபடவில்லை என்றும் எந்தத்துறைக்காகவும் நில ஆர்ஜிதப்பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்பட்டவில்லை என்றும் உள்ளாட்சியால் உறுதி செய்து கொள்ளப்படல் வேண்டும்.
4. ஒப்புதல் அளிக்கப்பட்ட மனைஉட்பிரிவு வரைபடத்தை எந்த வித மாற்றம் இன்றி மனைஉட்பிரிவு நுழைவாயிலில் 6' x 4' என்ற அளவிலான நிரந்தர தகவல்பலகை மூலம் பொது மக்கள் பார்வைக்கு நிரந்தரமாக நிறுத்தப்பட வேண்டும்.

குறிப்பு :
அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது.

L.P/AD DTCP(TD) NO:SWP/171/2024

நகர் ஊரமைப்பு உதவி இயக்குநர்
தேனி மாவட்டம்



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