Layout Application - Final Approval Letter

Roc No: THENI / 7M6WEQ8Y / 2025 / TCP/2025/TCP

Date: 11/27/25 2:52 PM

From:

Village Panchayat

Pitchampatti

To :

Thiru.P.Navnith Krishnan,
Door No.375, AVR Compound,
Periyakulam Road, Theni – 625 531.

Online Application Number: 7M6WEQ8Y

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti / Panchayat Union, Pitchampatti Panchayat, Andipatti bit-1 Village, S.Nos. 647/2A1B, 647/2B2, 647/2C3B, 661/1A1A2, 661/2A2, 661/2B1A2 and 661/8A1 - Site Extent of 3515.00 Sq m - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.P.Navnith Kriahnan, Online Application No. 7M6WEQ8Y, Dated:03.10.2025.
2. District Town and country planning Office, Theni District Letter No. THENI/ 7M6WEQ8Y /2025/TCP (Road Patten issued dated :14.11.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/7877/2025, dated : 24.10.2025 & T1/5784/2025, Dated : 04.08.2025
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated : 24.12.2020
5. Applicant Thiru.P.Navnith Kriahnan, letter dated.18.11.2025 (Local body Gift deed document no.7648/2025, dated :17.11.2025 and TANGEDCO Gift deed document no.7649/2025, dated :17.11.2025).
6. G.O. Ms. No.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. 7. G.O.138, Housing and Urban Development Department, Dated : 04.06.2004
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:14.11.2025 and 18.11.2025 (requesting payment of OSR fee, Centage Fee, Development Charge fee and Sub Division Charges,).
15. Applicant Thiru. P.Navnith Kriahnan, letter Dated:18.11.2025 (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: 14.10.2019 and 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), Andipatti Panchayat Union, letter no 4597/2023/B5, Dated-17.04.2025. (Approach road maintenance certificate)
21. The Tamil nadu Government E-Challan IP251093797156.
22. The Amount Due To The Panchayat Has Also Been Under the Heading.

Body:

As per the above letter, Theni District, Andipatti Panchayat Union, Pitchampatti Panchayat, Andipatti Bit-1 Village, has applied for technical solution permission for 13 plots with a total area of 3515.00 square meters (86.86 cents). Comprised in S.Nos. 647/2A1B, 647/2B2, 647/2C3B, 661/1A1A2, 661/2A2, 661/2B1A2 and 661/8A1 - Site Extent of 3515.00 Sq m- 13-Plots (86.86 Cent). Also, It Has Been Postponed To Pay The Survey Fees And Land use Fees Due To The Panchayat And Give Final Approval After Payment. Land Use Charges Have Been Paid. As Per The Letter. The Applicant Has Also Paid The Permit Fees Payable To The Panchayat. Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Theni District, Andipatti Panchayat Union, Pitchampatti Panchayat, Andipatti Bit-1 Revenue Village, S.Nos. 647/2A1B, 647/2B2, 647/2C3B, 661/1A1A2, 661/2A2, 661/2B1A2 and 661/8A1 Final Approval is Granted For The Development Of a Technical Estate With an Area of 3515.00 Sq m (86.86 Cent) 13-Plots. In The Event That You Give Any False Or False Information, After Obtaining This Permission Guarantee, In The Future, In The Event That You Come To This Municipality Immediately Without Any Prior Notice This Permit Guarantee Will Be Cancelled And Appropriate Action Will Be Taken Against Them And They Are Here By Informed That The Permit Guarantee Obtained from The Local Authority Is Not Valid. infra structure 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 which ever is later. 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 layout 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 .The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Body: 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. The technical premises permit issued is subject to the Audit sanction of the Local Body Panchayat Audit / Local Fund Audit Department Chennai.

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.11.27 14:52:04