Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

ROC No. 0M23D31T/2024/TCP

Date : 22/05/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5,Bharathi Nagar Ist Street,Melagaram,Tenkasi - 627 818

To :

1.The President,
Thippanampatty Panchayat,
Tenkasi District.
2. Thiru.J.Ajay Thulasi Dharan (Owner),
Thiru.B.Vijaya Raghavan (POA),
S/o: Balaraman ,
No:5, Thandal Kandaswamyraja Street,
Rajapalayam Taluk
Virudhunagar District-626117.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office – Tenkasi District – Tenkasi Taluk – Keezhapavoor Panchayat Union - Thippanampatty Panchayat - Thippanampatty Village - S.F.No.611/1,2A,2B,3,620/4,7 extent of 8446.28 Sq.m (2.08 acres) - Technical clearance issued - forwarded for further action - Reg.

Ref :
1.Applicant Thiru. B.Vijaya Raghavan (POA), Online Application No. 0M23D31T Dated: 21.03.2024.
2.District Town and country planning Office, Tenkasi District Letter No. 0M23D31T (Road pattern issued on dated. 18.04.2024).
3.NOC from the Joint Director, Agricultural Department, Tenkasi District, Letter No.Ni.4/8608/2023, Dated 10.11.2023.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5.Applicants Thiru. B.Vijaya Ragavan (POA), Online letter No. 0M23D31T Dated: 29.04.2024 (Submission of Gift Deed No.2156/2024, Dated.25.04.2024 & Rectification Deed No.2456/2024, Dated.10.05.2024)
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, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
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 online Application No. 0M23D31T Dated:16.05.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicant J.Ajay Thulasi Dharan (Owner), B.Vijaya Raghavan (POA),online Application No. 0M23D31T, Dated: 16.05.2024 (Payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant J.Ajay Thulasi Dharan (Owner), B.Vijaya Raghavan (POA), has requested for the approval of residential layout in Tenkasi District, Tenkasi Taluk, Keezhapavoor Panchayat Union, Thippanampatty Panchayat, Thippanampatty Village, S.F.No.611/1,2A,2B,3,620/4,7 extent of 8446.28 Sq.m (2.08 acres)

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 18.04.2024. Further the applicant J.Ajay Thulasi Dharan (Owner), B.Vijaya Raghavan (POA), has gift deed the roads and splay has been handed over to the Thippanampatty Panchayat vide Gift deed and rectification document no. 2156/2024, Dated.25.04.2024 and 2456/2024, Dated.10.05.2024)

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/TDTCP No.SWP/19/2024 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 as per Condition no.9 (b).

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 11th cited and 13th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly. 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 14th cited and 15th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.

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)

6.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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent: 8446.28 Sq.m (2.08 Acre)
No. of Plots : 34
Gifted over to Local Body : (Gift Deed No.2156/2024, Dated.25.04.2024)
(Rectification Deed No.2456/2024, Dated.10.05.2024)
Layout Road & Splay Extent :2862.30Sq.m.
A) Public Purpose : 29.48 Sq.m (0.53%) (Gift Deed No.2156/2024, Dated.25.04.2024)
(Rectification Deed No.2456/2024, Dated.10.05.2024)
B) TANGEDCO Purpose : 29.48 Sq.m (0.53%)
OSR amount – Rs.47,495/- Dt.29.04.2024.
7.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	12675	21/03/2024
2	OSR Fee	47495	29/04/2024
3	Centage Charges	11400.00	16/05/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set



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.



empowering your real estate decisions with smart tools

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate