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## Layout Application - Final Approval Letter



Roc No: 02/2024-25

Date: 11/30/24 11:06 AM

From:

Village Panchayat

Kamatchipuram

To :

.Thiru.R.Balasubramanian, No.36/B-4, Veterinary Hospital Near , Kamatchipuram,  
Uthamapalayam Taluk, Theni District.

Online Application Number:

6TQJKP0Z

Sir/ Madam,

Sub :

Technical Permission To Subdivision- Theni District, Uthamapalayam Taluk,  
Chinnamanur Panchayat Union- Kamatchipuram Panchayat,-Seepalakottai Village, S.No. 429/1A - Site  
Extent of 9989.00 Sqm -Technical Clearance issued – Reg

Ref :

1. Applicant Thiru.R.Balasubramanian, Online Application No. 6TQJKP0Z, Dated: 12.11.2024
2. District Town and country planning Office, Theni District Letter No. THENI/ 6TQJKP0Z /2024/TCP (Road Patten issued dated:14.11.2024).
3. The Joint Director, Agriculture department, Theni District letter No.T1/6159/2024, Dated.10.09.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.R.Balasubramanian, letter dated.20.11.2024 (Local body Gift deed document no.5183/2024, dated:18.11.2024 and TANGEDCO Gift deed document no.5185/2024, dated:18.11.2024).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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:14.11.2024 and 20.11.2024 (requesting payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges,).
15. Applicant Thiru.R.Balasubramanian, letter Dated: 20.11.2024 (Payment of OSR amount, Centage Fees 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.Tamil Nadu Government e-Challan Reference Number IP243332767495.
- 21.The Amount Due to The Panchayat Has Also Been Paid Under That Heading.

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 9989.00Sq.m. In Chinnamanur Panchayat Union Kamatchipuram Panchayat, Seepalakottai Revenue Village Survey Nos. 429/1A - Site Extent of 9989.00 sqm -. In Continuation Of This, According To The Letter Of Assistant Director of Town And Country Development Department, Roads, Park Land, Land For Local Government Use And Land For Electric Power Plant Have Been Registered And Handed Over To The Panchayat Through Donation. 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. The Basic Facilities Required By The Panchayat (Tar Road, Drainage, Street Lights, Drinking Water Facilities, etc.) Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Chinnamanur Panchayat Union Kamatchipuram Panchayat, Seepalakottai Revenue Village Survey Nos. 429/1A - Site Extent of 9989.00 sqm Final Approval is Granted For The Development Of a Technical Estate With An Area of 9989.00 Sq.Meters. 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 Hereby Informed That The Permit Guarantee Obtained From The Local Authority is Not Valid.

Village

Signature valid

Signed by: Village Panchayat President  
Location:Theni  
Date:2024.11.30 11:06:39





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



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real estate journey

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