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Layout Application - Final Approval Letter

Roc No: THENI /X6293LPB/2025/TCP

Date: 5/15/25 11:31 AM

From:

Village Panchayat

Sankarapuram

To :

Thiru.J.Sundaram,
S/o.Jeyamani,
No.227, Kombaithodu,
Megamalai,
Andipatti Taluk.
Theni District-625579

Online Application Number: X6293LPB

Sir/ Madam,

Sub :

Layout Approval - Theni District, Chinnamanur Panchayat Union, Sankarapuram Village panchayat , Sankarapuram Village, R.S.Nos.139/2A2A &139/2A2E- Approving and ordering residential plots constructed on a plot of Site Extent of 9996.00 Sqm (2.47Acre):-

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2.The Joint Director,Agriculture Department,Theni District Letter no:T1/710/2025,Dated.12.02.2025
3. District Town and country planning Office, Theni District Letter No. THENI / X6293LPB /2025 / TCP Dated:04.03.2025
4. Applicants Thiru.J.Sundaram , letter Dated:13.03.2025
(Payment of OSR Fee,Centage Fee,Development Charge fee and Sub Division Charges paid)

Body:

Theni district,Uthamapalayam Taluk, Chinnamanur panchayat union, Sankarapuram village panchayat,Sankarapuram village, survey Nos 139/2A2A and 139/2A2E Site Extent of 9996.00 Sqm (2.47Acre). With reference to the 3rd Cited letter Technical clearance and approval (Approved Number : LP/AD DTCP (TD)NO:SWP/35/2025) has been given by the Assistant Director of District Town and Country Planning Office, Theni.

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	14994.00	19.02.2025
2	OSR Fees	189603.00	13.03.2025
3	Centage Charges	15000.00	13.03.2025
4	Sub Division Charges	20000.00	13.03.2025
5	Development Charges	1999.20	13.03.2025

Under rule 9 of the Indian Stamp Act, 1899 (Central Act 2-1899) clause 47AA concerned the 3% Market Land Value as Land conversation charges Rupees 88920/-(Eighty Eight Thousand Nine Hundred Twenty only) has been paid to the appropriate Government head vide e-Challan No.20250513002004, dated 13-05-2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:

Site Extent = 9996.0 Sqm (2.47Acre)

No.of Plot =47 Nos

(Plot Nos- 01 to 47)

Gifted over to Local Body:

Layout Road Area : 3675.87 Sqm

Local Body Purpose : 37.63Sqm (0.59%)

Gifted over to TANGEDCO

TANGEDCO Purpose : 34.78Sqm (0.55%)

It is here by declared that administrative permission is granted subject to the following conditions for their 47 numbered plots in the above mentioned survey numbers.

CONDITIONS

1. Alteration of plot sizes, layout of roads, sizes, general allotment sizes and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior permission of the Panchayat.
2. Corners of plots located at the intersection of two roads should be laid with the turn shown on the approved map.
3. No plot shall be sold, leased, transferred in any other manner or any building erected on any plot before the fulfilment of the above two conditions.
4. Any plot shown in the approved map should be used for residential construction other than plots for public purposes, and only where change of land use is requested for those mentioned in Residential Use as mentioned in TNCDBR 2019, the permission of the Panchayat will be given after obtaining the permission of Urban Development Department.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.05.15 11:31:59



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Buying & Selling Services

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Legal & Documentation Services

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

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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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