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Layout Application - Final Approval Letter

Roc No: 01/20245-25 Date: 3/21/25 5:01 PM

From:

Village Panchayat

Rajagopalanpatti

To :

Thiru.P.Sriram, Thiru.A.Parameshwaran, Thiru.S.Palanichamy,
8/219, Sathiya Nagar, Vaigai Dam Road, Thimmarasanayakkanur,
Andipatti Taluk, Theni District – 625 512.

Online Application Number: D1WF0F62

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk / Panchayat Union, T.Rajagopalanpatti Panchayat, Thimmarasanayakanur Bit-2 Village, S.Nos. 2123/23, 2133/1A1A1A, 2133/1A1A1B,
2133/1A1A1C and 2133/1A1B- Site Extent of 5903.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant's Thiru.P.Sriram, Thiru.A.Parameshwaran and Thiru.S.Palanichamy, Online Application No. D1WF0F62,Dated:07.01.2025
2. District Town and country planning Office, Theni District Letter No. THENI/ D1WF0F62 /2025/TCP (Road Patten issued dated:13.01.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/8339/2024, dated.21.11.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant's Thiru.P.Sriram, Thiru.A.Parameshwaran and Thiru.S.Palanichamy, letter dated.24.01.2025 (Local body Gift deed document no.299/2025, dated:22.01.2025 and TANGEDCO Gift deed document no.300/2025, dated:22.01.2025).
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:13.01.2025 and 24.01.2025 (requesting payment of OSR fee, Centage Fee, Development Charge fee and Sub Division Charges,).
15. Applicant's Thiru.P.Sriram, Thiru.A.Parameshwaran and Thiru.S.Palanichamy, letter Dated:24.01.2025 (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.387/2024/B5, Dated-30.12.2024 (Road Maintenance Certificate)
21.The Tamilnnadu Government E-Challan IP250793452437.
22.The Amount Due To The Panchayat Has Also Been Under The Heading.

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 5903 Sq.meters 30. Plots . In Theni District, Andipatti Panchayat Union, T.Rajagopalanpatti Panchayat, Thimmarasanayakanur Revenue Village Bit-2 Village, S.Nos. 2123/23, 2133/1A1A1A, 2133/1A1A1B, 2133/1A1A1C and 2133/1A1B- Site Extent of 5903.00 Sqm 30 Plots . 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, T.Rajagopalanpatti Panchayat, Thimmarasanayakanur Revenue Village Bit-2 Village, S.Nos. 2123/23, 2133/1A1A1A, 2133/1A1A1B, 2133/1A1A1C and 2133/1A1B- Final Approval is Granted For The Development Of a Technical Estate With An Area of 5903 Sq. meters. 30-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 MunicipalityImmediately 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 Tthe Local Authority Is Not Valid.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.03.21 17:01:41



our services doesn't just end there

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

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