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Layout Application - Final Approval Letter

Roc No: 02/2024-25 Date: 12/19/24 5:02 PM

From:

Village Panchayat

Rengasamudram

To :

Thiru.G.S.Gurusamy,1-1/43, North New Street,Jakkampatti-Andipatti,Andipatti Taluk,Theni District.

Online Application Number: 32TYUBKC

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk,Rengasamuthiram Panchayat, Kovilpatti Village, S.No. 503/2A - Site Extent of 2024.00 Sqm - Technical Clearance issued -
Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.G.S.Gurusamy Online Application No32TYUBKC, Dated: 20.09.2024
2. District Town and country planning Office, Theni District Letter No. THENI/ 32TYUBKC /2024/TCP (Road Patten issued dated:22.10.2024).
3. The Joint Director, Agriculture department, Theni District letter No.T1/6531/2024, Dated.12.09.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.G.S.Gurusamy, letter dated.21.11.2024 (Local body Gift deed document no.6779/2024, dated:29.10.2024 and TANGEDCO Gift deed
document no.6780/2024, dated:29.10.2024).
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:22.10.2024 and 22.11.2024 (requesting payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges,).
15. Applicant Thiru.G.S.Gurusamy, letter Dated: 21.11.2024 and 03.12.2024 (Payment of OSR amount, 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 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 2024 Sq.meters 9. Plots . In Theni District, Andipatti Panchayat Union, Rengasamuthiram Panchayat, Kovilpatti Revenue Village, S.No. 503/2A - Site Extent of 2024.00 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 heni District, Andipatti Panchayat Union, Rengasamuthiram Panchayat, Kovilpatti Revenue Village, S.No. 503/2A - Site Extent of 2024.00 Sqm. Final Approval is Granted For The Development Of a Technical Estate With An Area of 2024 Sq. meters. 9-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 canceled 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:2024.12.19 17:02:36



our services doesn't just end there

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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

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Compliance & Special Services

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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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