Layout Application - Final Approval Letter

Roc No: THENI/LX5T5TP2/2025/TCP/2025/TCP

Date: 4/11/25 6:29 PM

From:

Village Panchayat

Sankarapuram

To :

Thiru.S.Arun Chackaravarthy,
S/o.Seennaiyan,
No.37, Sowdamman Kovil Street,
Vadaputhupatti,
Periyakulam Taluk.
Theni District-625531

Online Application Number: LX5T5TP2

Sir/ Madam,

Sub :

Layout Approval - Theni District, Chinnamanur Panchayat Union, Sankarapuram Village Panchayat , Sankarapuram Village, R.S.Nos. 20/5A and 20/5B- Approving and ordering residential plots constructed on a plot of Site Extent of 4200.00 Sqm (1Acre 4Cent):-

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. District Town and country planning Office, Theni District Letter No. THENI / LX5T5TP2/ 2025 / TCP/2025/TCP Dated:20.03.2025
3. The Joint Director, Agriculture Department, Theni District Letter No:T1/1261/2025, Dated.05/03/2025
4. Applicant Thiru. S. Arun Chackaravarthy letter Dated:20.03.2025.

(payment Of OSR Fee,,Development Charge Fee And Sub-Division Charges Paid)

Body:

Theni district, Uthamapalayam Taluk, Chinnamanur panchayat union, Sankarapuram village panchayat, Sankarapuram village, Survey Nos 20/5A and 20/5B Site Extent of 4200.00 Sqm (1 Acre 4Cent). With reference to the 2nd Cited letter Technical clearance and approval (Approved Number : LP/AD DTCP (TD)NO:SWP/38/2025) 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	6300.00	14.03.2025
2	OSR Fees	77346.00	20.03.2025
3	Centage Charges	5400.00	20.03.2025
4	Sub Division Charges	7200.00	20.03.2025
5	Development Charges	840.00	20.03.2025

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 37440/-(Thirty Seven Thousand Four Hundred and Fourty only) has been paid to the appropriate Government head vide e-Challan No.20250407005392, dated 07-04-2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent = 4200.00 Sqm (1Acre 4Cent)
No.of Plot = 15 Nos
(Plot Nos- 01 to 15)
Gifted over to Local Body:
Layout Road Area : 1621.77Sqm
Local Body Purpose : 13.50 Sqm (0.52%)
Gifted over to TANGEDCO
TANGEDCO Purpose : 13.50 Sqm (0.52%)
Park Land(OSR Land 10%) Was not Alloted instead of that Equal Land Value Amount as Per Government Guidline Value was Paid into appropriate Government head.

It is here by decreed that administrative permission is granted subject to the following conditions for their 15 numbered plots(1 to 15) 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.
5. If a low voltage – high voltage transmission line – telegraph line is laid through the plot, the line shall be shifted to the edge of the road or as shown on the approved subdivision map.

Signature valid
Signed by: Village Panchayat President
Location:Theni
Date:2025.04.11 18:29:10
Village