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Town and Country Planning Department(Planning Permission)

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

ROC No. THENI / 714VPPNU / 2024 / TCP/2024/TCP Date : 20/11/2024

From:

Joint Director / Deputy Director / Assistant Director

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

The President,
Angoorpalayam Panchayat,
Uthamapalayam Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Uthamapalayam Taluk, Cumbum Panchayat Union, Angoorpalayam Panchayat, Keelagudalur West Village, S.Nos.1016/2, 1033/2A1A, 1033/2A2, 1033/2B1A, 1033/2B1B, 1033/2B2, 1033/3A1 and 1033/3A2A - Site Extent of 29010.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref : 1. Applicant Thiru.R.Anbu Ranjith Kumar, Online Application No. 714VPPNU, Dated: 04.11.2024

2. District Town and country planning Office, Theni District Letter No. THENI/ 714VPPNU /2024/TCP (Road Patten issued dated:18.11.2024).

3. The Joint Director, Agriculture department, Theni District letter No.T1/6832/2024, Dated.25.10.2024

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. Applicant Thiru.R.Anbu Ranjith Kumar, letter dated.19.11.2024 (Local body Gift deed document no.4464/2024, dated:19.11.2024 and TANGEDCO Gift deed document no.4465/2024, dated:19.11.2024).

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:18.11.2024 and 19.11.2024 (requesting payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges,).

15. Applicant Thiru.R.Anbu Ranjith Kumar, letter Dated: 19.11.2024 (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)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District, Uthamapalayam Taluk, Cumbum Panchayat Union, Angoorpalayam Panchayat, Keelagudalur West Village, S.Nos.1016/2, 1033/2A1A, 1033/2A2, 1033/2B1A, 1033/2B1B, 1033/2B2, 1033/3A1 and 1033/3A2A - Site Extent of 29010.00 Sqm - Technical Clearance issued Forwarded for further action

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 18.11.2024. Further the applicant Thiru.R.Anbu Ranjith Kumar, have gift deed the road, road splay area, Park area and Public Purpose areas has been handed over to the Local body vide Gift deed document no.4464/2024, dated:19.11.2024 and TANGEDCO Area vide Gift deed document no.4465/2024, dated:19.11.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO:SWP/179/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is informed to send a copy of the conditions to this office immediately

3.After the approval of the local body. It is informed to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action

4.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions

1.a) With reference to the 8th cited, 9th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: The Owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc, for the layout as per existing rules. Before taking over the infrastructure developed by the owners /developers, the local bodies shall ensure the quality of works done by the owners / developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/ developers.

Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 11th cited, the concern local body must issue the final approval After transfer of earmarked roads, Park, Local body area and TANGEDCO area S.F.No sub-division in favor concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act
2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate
Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for Each Plot. And
under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other
Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by
granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale
deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it,
they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6.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	43515.00	04.11.2024
2	OSR Fees	-Nil-	OSR earmarked in Layout plan
3	Centage Charges	33000.00	19.11.2024
4	Sub Division Charges	44000.00	19.11.2024
5	Development Charges	5802.00	19.11.2024

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent = 29010.00 Sqm
No.of Plot
i)Regular Plots = 61 Nos
(Plot nos- 01 to 59, 80 and 104)
i)EWS Plots = 43 Nos – 2281.00 Sqm (10.80%)
(Plot nos- 60 to 79, 81 to 103)

Total Plots : 104 Nos (Including EWS Plots)

Gifted over to Local Body:

Park-1 - 1398.33 Sqm
Park-2 - 780.76 Sqm
Total Park Area : 2179.09 Sqm (10.34%)
Layout Road Area : 7953.70 Sqm
Local Body Purpose : 122.53 Sqm (0.58%)

Gifted over to TANGEDCO
TANGEDCO Purpose : 127.79 Sqm (0.61%)

Copy to

1.Thiru.R.Anbu Ranjith Kumar,
60/1, 60/2, Ranjith House, Avvai Nagar,
TPM Nagar, Virattipathu,
Madurai South,
Madurai – 625 016.

2. The Thasildar,
Uthamapalayam Taluk,
Theni District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.

5. Superintending Engineer,
TANGEDCO,Theni District.

6.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,Egmore,
Chennai-600 008,
Email id; contact ,tnrera@tn,gov.in

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	43515	04/11/2024
2	OSR Fee		
3	Centage Charges	33000.00	19/11/2024
4	Development Charges	5802.00	19/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	44000.00	19/11/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Theni District.

Enclosure

1.Layout original map and Condition – 2 set



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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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hello@verified.realestate
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