PP APPROVAL RECORD

Planning Permission

Kallakurichi, Vanapuram taluk
Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

Kallakurichi

ROC No. N3I64I11/18235/2023/2024/TCP Date : 11/01/2024

From:

Joint Director / Deputy Director / Assistant Director

Kallakurichi

To :

The Panchayat President,
Peelamedu Panchayat/Village,
Thiyagadurugam Panchayat Union,
Vanapuram Taluk,
Kallakurichi District.

Sir/ Madam,

Sub : Site Approval for Residential Site - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District – Vanapuram Taluk – Thiyagadurugam Panchayat Union – Peelamedu Panchayat/Village – Comprised in Survey No. 77/1B which have an extent of 600.00 Sq.m – Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant: Janagiraman S/o Ramasami Online Application Form, Online Application Number : N3I64I11/18235/2023, Dated:17.11.2023.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 28.12.2023.
3. Joint Director, Agriculture Department, Kallakurichi District, Single Window Portal Letter dated: 14.12.2023 (Janagiraman S/o Ramasami, Punjai, Survey No. 77/1B).
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
13. Centage Fee payment Request Letter, dated: 02.01.2024
14. Applicant Janagiraman S/o Ramasami, Centage Fee Payment Receipt dated: 09.01.2024.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Site Approval in Kallakurichi District,Vanapuram
Taluk, Thiyadurugam Panchayat Union, Peelamedu Panchayat/ Village Comprised in Survey No. 77/1B which have an extent of 600.00 Sq.m.
In the continuation, the applicant has paid centage charge on 09.01.2024. Hence, this Site approval has been approved with below
conditions.

1. As per the condition, the drawing of the site approval for Residential Site marked as “A, B, C and D” has been approved and approved number issued as SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.004/2024 and enclosed with 3 sets of original maps has been
forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is intimation to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is intimation to send the Site Approval for Residential Site map to the concerned registration

department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

Special Conditions
1. 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 Site. 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).
2. Without prior concurrence from the Directorate of Town and country planning, don't further modifications, subdivisions, or any alteration in the plan.
3. Applicant should utilize the site approval only for Residential purposes.
4. Final approval should be obtained from the concerned local body.
5. Technical Concurrence given only on the basis of the documents produced by the applicants, any interest of ownership could not
be done basis of the issue of technical concurrence.
6. If any false or malpractices in the certificate produced by the applicant are found leads to cancellation of site approval without prior
intimation to the applicant.
7. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and
Condition patta land, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
8. This approval is valid only for the site not for the building. Apply separately for building construction based on the power delegated.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.900.00, Dated: 17.11.2023.
Centage Charges - Rs.300.00 , Dated: 09.01.2024.
Conditions:
1. Approved map shall be used only for the construction of Residential building. Also, only where the change of land use is requested,
only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior
approval of the Town and country Planning Department.
2. The petitioner should obtain approval from the local authority concerned for the site. Before constructing any buildings on the land
in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
3. a) Since only Technical Sanction has been given to the said Site by the Town and country Planning Department, if there is any
problem regarding the right of land for the Site, the local body should consider and take a decision.b) When the said Site is approved by the
local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces
to the local body should also be attached.
4. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that
no right can be asserted on the ground that a site has been approved for a place where there is no actual land Ownership.
5. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there
is a situation where the planning permission/concurrence approval for the Site may be affected, Technical Sanction approval given to the site
will be cancelled by the Town and Country Planning department without any prior notice.
6. If any case is pending in the field numbers where the Site is situated, the approval given to the Site will be

cancelled without any
prior notice and action will be taken.

7. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Site Residential approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant.

8. If any part of the Site area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence
will be cancelled by the Town and Country Planning department without prior intimation.

9. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be
cancelled by the department without any intimation to the applicant.

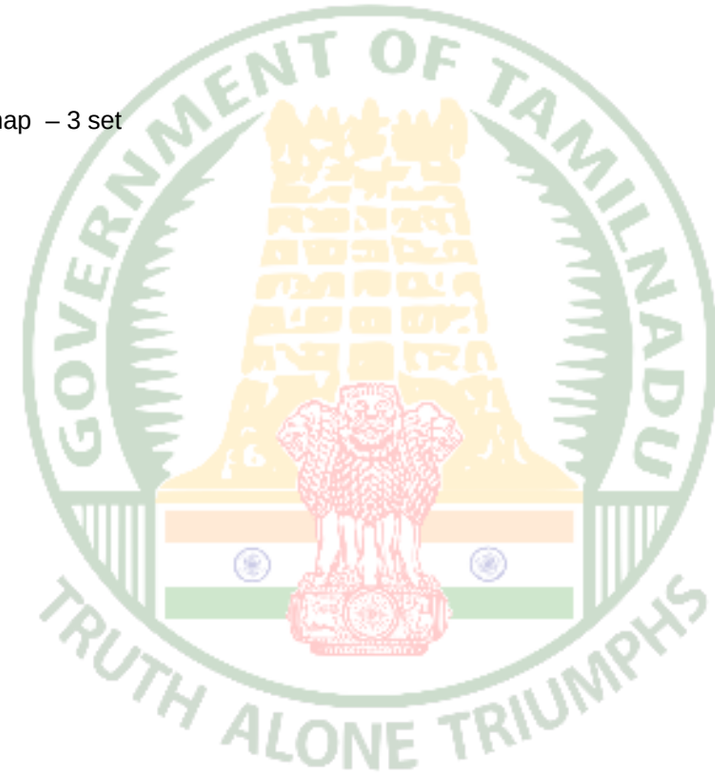
Copy To:

1. Thiru.Janagiraman S/o Ramasami
No.221 Main road,P.Thangal,
Peelamedu,
Vanapuram,
Kallakurichi Distric-606205

2. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

Enclosure

Site approval original map – 3 set



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	900	17/11/2023
2	OSR Fee		
3	Centage Charges	300.00	09/01/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.