PP APPROVAL RECORD

Planning Permission

Veerapandi, Theni taluk
Theni 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/9FQLHJIW/2023/2023/TCP Date : 27/09/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Palanichettipatti Town Panchayat,
Theni Taluk,
Theni District.

Sir/ Madam,

Sub : Sub Division - Office of the Assistant Director of Town and Country Planning –Theni District, Theni Taluk, Palanichettipatti Town Panchayat, Veerapandi Village,Comprised in S.Nos- 1471/5B1B –Layout Approved No.LP/AD DTCP(TD) NO.SWP/01/2023-Plot No-9pt Site Extent of 114.00sqm- Technical Clearance issued - Forwarded for further action – Reg..

Ref : 1.Applicant Mrs.P.Suguna, Online Application No.9FQLHJIW, Dated:11.08.2023

2.District Town and country planning Office,Theni District Letter No.THENI/ 9FQLHJIW /2023/TD2 (Demand Centage Fees on dated:15.09.2023).

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

4.Applicant Mrs.P.Suguna. Letter, Dated: 26.09.2023 .(Payment of Centage Fee).

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 WaterSupply,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.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

14.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

ORDER :

With reference to the 1st Cited letter, applicant has requested for the approval of residential Sub Division Theni District, Theni Taluk,
Palanichettipatti Town Panchayat, Veerapandi Village,Comprised in S.Nos- 1471/5B1B –Layout Approved No.LP/AD DTCP(TD) NO.SWP/01/2023-Plot
No-9pt Site Extent of 114.00sqm Technical clearance issued forwarded for further action.

1.As per the condition, the Sub Division has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/102/2023 and enclosed with

2 set 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 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 Sub Division 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

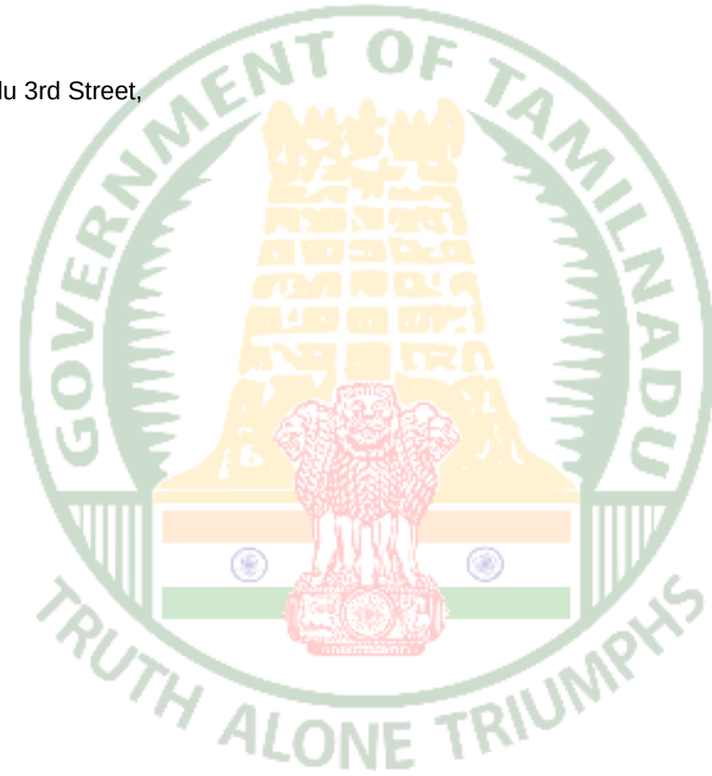
5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update inTamilnilam website

6.As per TNCDBR-2019 the following fee and charges are collected as

ALLOTMENT DETAILS OF APPROVED SUB DIVISION

Site Extent: 114.00sqm
Site Boundry: ABCDE

Copy to
1. Mrs.P.Suguna,
D.No.33/4, Bangalow Medu 3rd Street,
Theni-Allinagaram,
Theni-625 531



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	171	11/08/2023
2	OSR Fee		
3	Centage Charges	300.00	26/09/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.