

PP

APPROVAL RECORD

Planning Permission

Survey 715/1

Uthamapuram, Uthamapalayam taluk

Theni district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

1196.00sqm

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.

Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/AP91KWZK/2023/TCP / 2022 / TCP

Date : 24/04/2023

From:

Joint Director / Deputy Director / Assistant Director
446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

Mrs.PREMA,8-16-15,WEST STREET. BHARATHINAGAR,VISVANATHAPURAM,MADURAI-625014.

Sir/ Madam,

Sub : Residential Site Approved - Office of the Assistant Director of town and country planning - Theni district, Uthamapalayam Taluk-Cumbum Municipality-Ward-C,Block-5,T.S.No.6/17- Uthamapuram Village,(Old S.F.No.715/1pt) - extent of 1196.00sqm - Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Applicants Mrs.PREMA Online Application No.AP91KWZK/2023, Dated:06.03.2023
- 2.District Town and country planning Office,Theni District Letter No.THENI/AP91KWZK/2023/TCP (Road pattern issued on dated:21.04.2023).
- 3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
- 4.Applicants Mrs.PREMA Letter, Dated: 24.04.2023
- 5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 6.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.
- 7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
- 8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
- 9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
- 10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
- 11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
- 12.Demand payment Request Letter, Dated:24.04.2023 (requiring payment of Centage Fee).
- 13.Applicants Mr.PREMA . Letter, Dated:24.04.2023 .(Payment of Centage Fee)
- 14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
- 15.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential Site Approved in Theni district, Uthamapalayam Taluk-Cumbum Municipality-Ward-C,Block-5,T.S.No.6/17- Uthamapuram Village,(Old S.F.No.715/1pt) - extent of

1196.00sqm forwarded to Director of
Town and Country Planning for concurrence.

1.As per the condition, the layout has been approved and approved number issued as L.P/AD DTCP (TD) NO.SWP/30/2023 .
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 requested 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 requested 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 requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

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

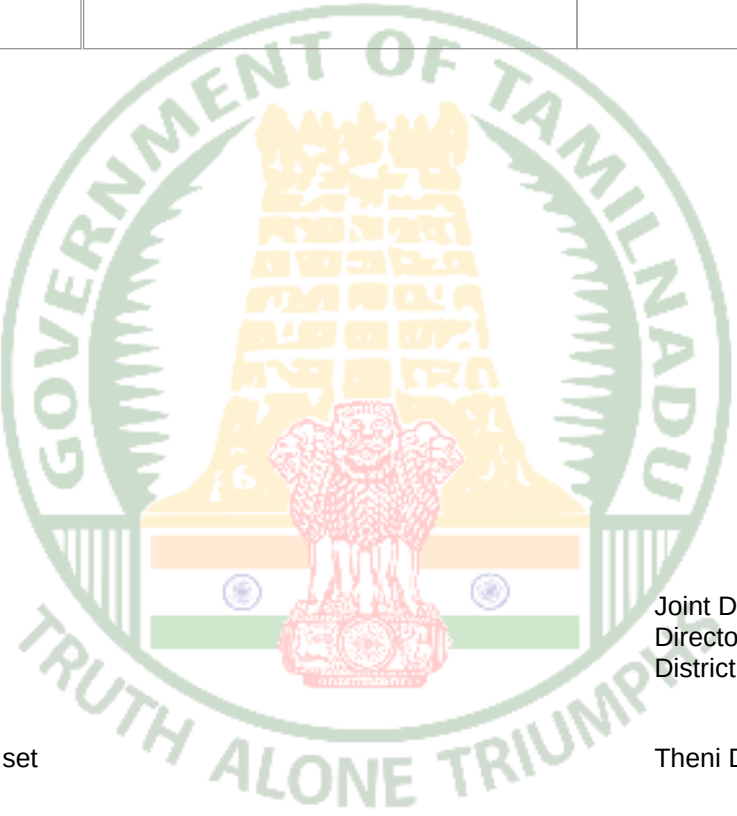
Special Conditions

1.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

2.As per TNCDBR-2019 the following fee and charges are collected as follows:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1794	24/02/2023
2	OSR Fee	221858	24/04/2023
3	Centage Charges	300.00	24/04/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Theni District.

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](#)



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

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

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

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



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.

