

PP

APPROVAL RECORD

Planning Permission

Jegaveerapandiapuram
Thoothukkudi 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.

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 4I9KS8SG

/ 2022 / TCP

Date : 24/03/2023

From:

Joint Director / Deputy Director / Assistant Director
51,West car street, Thoothukudi- 628 002.

To :

ROBACO PROPERTIES
PVT LTD AND TRANSCO PROPERTIES PVT LTD.
Door No. 23-10,
Barathiyar Street 4th Street,
Sivaganga, Karaikudi, PIN-630020

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning - Thoothukudi district - Ottapidaram Panchayat - Jegaveerapandiapuram Village and panchayat Survey No. 408/3, 4: 412/1, 2; 413/1A, 1B, 2, 4; 414/1, 2A, 2B, 3, 4A; 415/3B, 4, 5; 416/1, 2A, 2B and 416/2C - extent of 176401.0 Sqm- 43.59 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants M/s. ROBACO PROPERTIES PVT LTD AND TRANSCO PROPERTIES PVT LTD.Letter No.4I9KS8SG,
Dated:02.01.2023
2.Director Town and country planning chennai letter no. SWP Application Number: 4I9KS8SG/2022/TCP.
Dated.16.03.2023
3.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout inThoothukkudi district Ottapidaram taluk Ottapidaram Panchayat - Jegaveerapandiapuram Village and panchayat comprasing of S.F.No Survey No. 408/3, 4, 412/1, 2; 413/1A, 1B, 2, 4; 414/1, 2A, 2B, 3, 4A; 415/3B, 4, 5; 416/1, 2A, 2B and 416/2C - extent of 176401.0 Sqm- 43.59 acres, Director of Town and Country Planning for Plot Pattern L.P/DTCP NO:24/2023 , Technical Concurrence Issued for special conditions.

Applicants M/s. ROBACO PROPERTIES PVT LTD AND TRANSCO PROPERTIES PVT LTD. Letter No.4I9KS8SG, Dated:17.03.2023 (payment of centage charge)

According to the special condition 1 mentioned in the letter of Urban Development Department Director, Chennai found in view-2, the necessary facilities such as bridges, drainage, sanitation facilities, street lights have been established and tarred roads have been constructed in ayout through on-site inspection and follow-up action should be taken. The conditions and special conditions attached in the letter must be fully fulfilled. The drawing and attachments provided for the above technical compliance are sent herewith for further action

Enclosure:

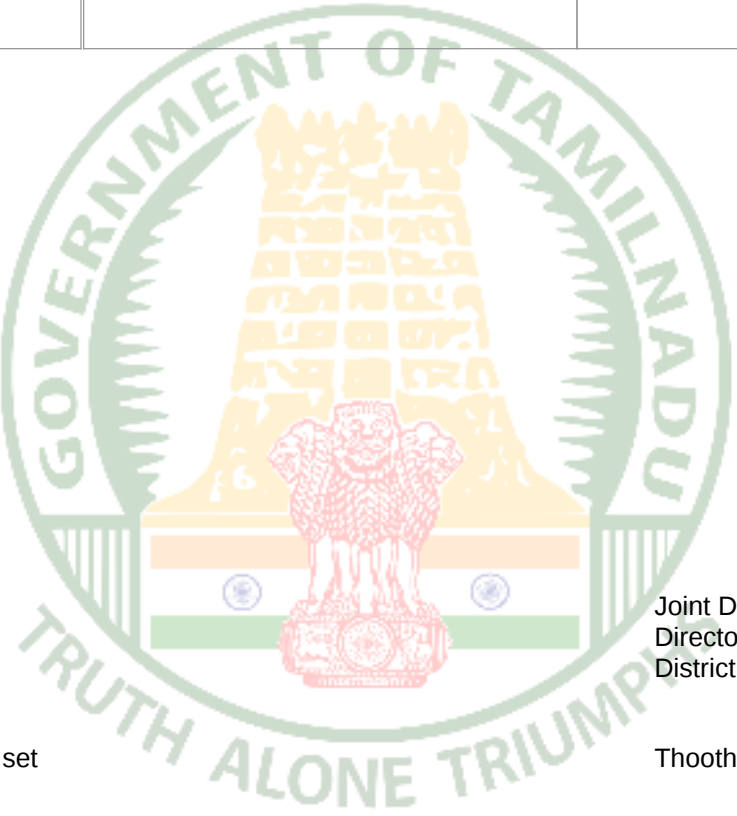
1.Original map and condition - 2set

Copy to :

1, President
Jegaveerapandiayapuram village and panchayat,
Jegaveerapandiayapuram

2, TNRERA Tamil Nadu Real estate Regulation Authority
No.1A, Gandhi Irvin bridge Road,
First floor, Egmore,
Chennai

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	264620	28/11/2022
2	OSR Fee		
3	Centage Charges	248100.00	17/03/2023
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

Thoothukkudi 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.

