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 chenni 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,

Thoothukkudi 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
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+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.