

PP

APPROVAL RECORD

Planning Permission

Survey 158/2

Tirupathur

Tirupathur 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)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601



ROC No. 727X3HDL/2024/THP /2024/TCP

Date : 29/02/2024

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The Commissioner
Thirupathur Municipality/ Village
Tirupathur Taluk,
Tirupathur District -635 601.

Sir/ Madam,

Sub : Office of the District Town and Country Planning Residential Sub division Approval sought for the land bearing S.F.No. 158/2 (1113.00 Sq.m) which has been earmarked for Community Centre in the approved Residential layout formed in S.F.No. 150 pt 151pt, 154pt, 156 pt, 158,160, 161, 162, 163 pt, 164 pt, 165pt, 166, 167 Comparing the area of 44.62 Acre at Tirupathur Village of Tirupathur Taluk, (LP/DTCP No. 857/1992) - Sub Division approval - Reg

Ref : 1.Application (Reference No:727X3HDL/2024/THP received through Single Window Portal from Thiru.C. Sivakumar & R.Nirajankumar, Dharumapuri, Dated: 22.01.2024.
2.DTCP Chennai Letter Roc No.9763/1992 Dated:20.07.1992 (Approved Lay out No.857/1992
3.District Town & Country Planning , Tirupathur, Recommendation Roc Letter No. 837/2023, Date.20.02.2024.
4 .DTCP Circular No.19093/2022/TCP-5 Dated:20.04.2023
5.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 , G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Demand raised for payment of Centage charges, & Display Board Charge, respectively Dated:27.02.2024
15. Payment of Scrutiny Fees and Centage charges and Display Board received from the applicant respectively on 28.02.2024.
16. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

An application seeking technical clearance for the proposed Sub Division of 6 plots in the land bearing S.F.No.158 at Tirupathur village of Tirupathur taluk was received through the single window on line portal. Earlier this office , has issued permission converting the land earmarked for Community Centre in the approved layout LP/DTCP

No.

857/1992 in to residential purpose (For making residential layout vide letter under reference 3 rd cited above. Was processed and after conducting inspection per using the records receiving the requisite fees etc. The Technical clearance is issued to the Sub division by sub dividing the land into 6 plots subject to the following Conditions

1. The Technical Clearance is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPATHUR/SUBDIVISION /LAYOUT APPROVAL No. 1/2024.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. As envisaged under 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 to comply the said provisions.
3. This subdivision approval an Again it should not be subdivided
4. If the subdivision is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 6th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development –
60 other Urban Development Schemes - 800
other Receipts - AS Receipts under Land Use
Conversion Charges 227 Non Taxation fees - 09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED SUBDIVISION PLAN

Site Extent : 1113.00 Sq.m (or) 0.11.13 Hec

No. of Plots : 6

Copy to

1. Thiru.C.Sivakumar & R.Nirajankumar
Door No. 1/294,
Pachinampatti,
Dharumapuri District-636 809
2. The Tahsildar (TamilNilam).
Tirupathur
Tirupathur District- 635 601

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

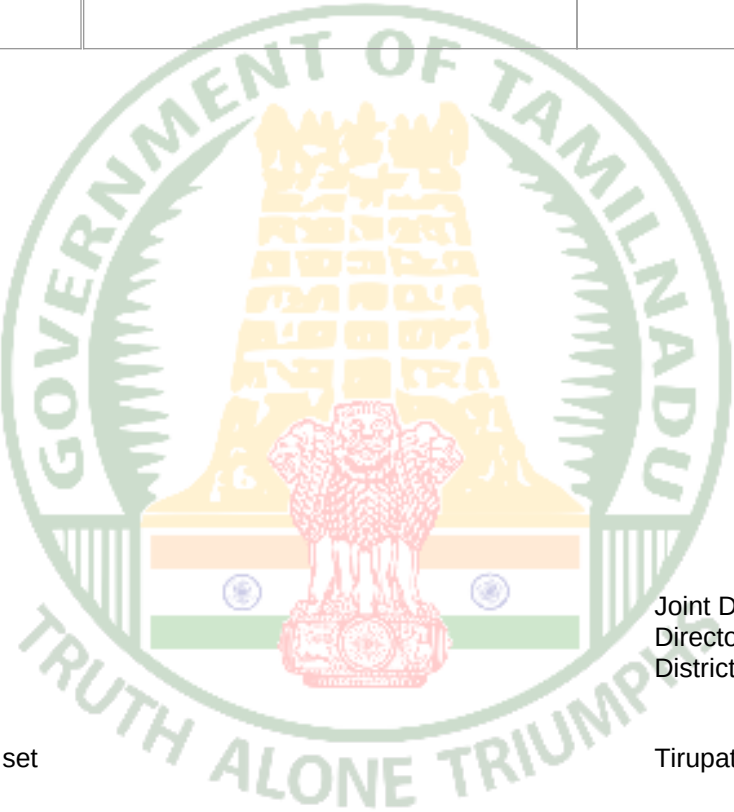
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tirupathur District-635 601.

5. Sub Register,
Tirupathur Joint- 1 Registrar Office
Tirupathur District-635 601.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1670	22/01/2024
2	OSR Fee		
3	Centage Charges	2400.00	28/02/2024
4	Development Charges		
5	Display Board Charges	10000.00	28/02/2024
6	Satellite town charge		



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

Tirupathur District.

Enclosure

1.Layout original map and Condition – 2 set

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

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



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.

