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Town and Country Planning Department(Planning Permission)

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

ROC No. THENI/FZ39CNKH/2022/TCP / 2022 / TCP

Date 19/09/2022

From

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

To :

Mr.Selvaraj,&Mr.Sanmugaraja,15-2-26,Sarojini Nayudu Road, Thasildar Nagar,Thamarikulam,Periyakulam-tk,Theni-Dt

Sir/ Madam,

Sub : Residential Layout - Office of the Theni Assistant Director of town and country planning, Theni district, Bodinayakanur Taluk/Panchayat Union, Anaikaraipatti Panchayat/ Village,S.No.503/2B1,503/3,503/4 and 503/5 - extent of

Ref :

1.Applicants Mr.SELVARAJand Mr.P.Sanmugaraja, Letter, Letter No.FZ39CNKH,Dated:23.08.2022

2.Assistant District Town and country planning Office, Theni District Letter No.THENI/FZ39CNKH/2022/TCP .(Road pattern issued on dated: 02.09.2022).

3.Joint Director Agriculture department, Letter No.T1/6353/2022 Dated: 28.08.2022

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

5.Applicants Mr.SELVARAJ and Mr. P.Sanmugaraja, Letter, Dated: 06.09.2022 (Gift deed document no:5514 and5515, dated: 06.09.2022).

6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017

8.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.

9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

14.Demand payment Request Letter, Dated:08.09.2022 (requiring payment of Centage Charges Fee).

15.Applicants Mr.SELVARAJ and Mr.P.Sanmugaraja, Letter, Dated: 08.09.2022(Payment of Centage Charges Fee).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout inTheni district Bodinayakanur taluk/Panchayat Union, B.Anaikaralpatti Panchayat/Village comprasing of S.F.No.503/2B1,5033,503/4 and 503/5 to an extent of 35000.0Sqm forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the applicant Mr.SELVARAJ and Mr.P.Sanmugaraja, has gift deed the road, road splay and park areas has been handed over to the (B.Anaikaralpatti Panchayat) local body on gift document no.5514/2022,dt.06.09.2022 and TANGEDCO area gift document no.5515/2022 dt.06.09.2022 Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/AD DTCP(TD)SWE NO:58/2022. 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

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.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.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

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone

223

else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

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

GOVERNMENT OF TAMILNADU

TRUTH ALONE TRIUMPHS

225

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	52500	24/08/2022
2	OSR Fee		
3	Centage Charges	42000.00	08/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Document certified by KAVIYAM RAMAN.
Signed by: Assistant Director
Location:Theni
Date:2022.09.15 11

Joint Director/Deputy Director(i/c)
Theni District.

Enclosure

1. Layout original map and Condition – 2

போ.அணைக்கரைப்பட்டி ஊராட்சி செயல் அலுவலர் அவர்களின் செயல்முறை ஆணை பிறப்பிப்பவர் : திரு.க.லோகநாதன்.,

ந.க.எண்: 01/2022-2023

நாள்: 26.09.2022

பொருள் : மனைப்பிரிவு - தேனி மாவட்டம் - போடிநாயக்கனூர் ஊராட்சி ஒன்றியம் - போ.அணைக்கரைப்பட்டி ஊராட்சி - போடிநாயக்கனூர் வருவாய் கிராமம் - **நில அளவை எண் 503/2B1,503/3,503/4 மற்றும் 503/5-ல் 35000 சதுரமீட்டர்** பரப்பளவு இடத்தில் அமைக்கப்பட்டுள்ள குடியிருப்பு மனைப்பிரிவு இறுதி ஒப்புதல் வழங்குதல் - தொடர்பாக.

பார்வை :

1)மனுதாரர் திரு.செல்வராஜ் & சண்முகராஜ் அவர்களின் விண்ணப்பம்

2)தானபத்திரம் ஆவணம் எண்:5515/2022,நாள்:06.09.2022

3)மாவட்ட நகர் ஊராமைப்பு இயக்குநர் தேனி மாவட்டம் அவர்களின் கடிதம் ந.க.எண்:FZ39CNKH/2022 DTCP, நாள்:19.09.2022.

4)நிலப்பயன் மாற்றம் கட்டணம் மனுதாரர் மூலம் நிலத்தின் சந்தை மதிப்பீட்டில் 3 விழுக்காடு தொகையினை உரிய அரசு தலைப்பில் செலுத்தியது ஒப்புதல் சீட்டு எண்; 20220926002629 நாள்:26.09.2022.

*****

ஆணை:

பார்வை (1)-ல் காணும் கடிதத்தின்படி மனுதாரர் போ.அணைக்கரைப்பட்டி ஊராட்சி போடிநாயக்கனூர்வருவாய் கிராமம் **நில அளவை எண் 503/2B1,503/3,503/4 மற்றும் 503/5-ல் 35000 சதுரமீட்டர்** பரப்பளவு இடத்தில் அமைக்கப்பட்டுள்ள குடியிருப்பு மனைப்பிரிவிற்கு அனுமதி கேட்டு விண்ணப்பித்துள்ளார்.

பார்வை(2)-ல் காணும் தானப்பத்திரத்தின் மூலம் ஊராட்சிக்கு சேர வேண்டிய சாலைகள், பூங்கா இடம், உள்ளாட்சி பயன்பாட்டிற்கான இடம் மற்றும் மின்சார வாரியத்திற்கான இடம் பதிவு செய்து ஒப்படைக்கப்பட்டுள்ளது.

இதன் தொடர்ச்சியாக பார்வை(4)-ல் காணும் கடிதத்தில் நிலப்பயன்மாற்றுக் கட்டணம் செலுத்துமாறும் செலுத்தியவுடன் இறுதி ஒப்புதல் வழங்க தெரிவிக்கப்பட்டுள்ளது.

பார்வை (3)-ல் காணும் கடிதத்தின்படி நிலப்பயன்மாற்றக் கட்டணம் செலுத்தப்பட்டுள்ளது.

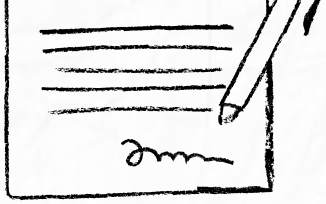
எனவே பார்வை(3) கூறப்பட்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு போ.அணைக்கரைப்பட்டி ஊராட்சி போடிநாயக்கனூர் வருவாய் கிராமம் நில அளவை எண் 503/2B1,503/3,503/4 மற்றும் 503/5-ல் 35000 சதுரமீட்டர் பரப்பளவில் அமைந்துள்ள மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்க உத்திரவிடப்படுகிறது.

26.9.2022

ஊராட்சி மன்ற தலைவர்,
போ.அணைக்கரைப்பட்டி ஊராட்சி.

நகல்:

வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
போடிநாயக்கனூர் ஊராட்சி ஒன்றியம்.



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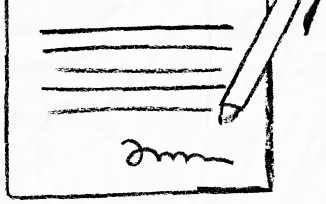
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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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