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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 5/2024-2025

Date: 12/28/24 1:53 PM

From:

Village Panchayat

Nagalapuram

To :

Thiru.P.Surya and Thiru.K.Suresh

Online Application Number: 42WVJ0XP

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Theni Taluk / Panchayat Union, Nagalapuram Panchayat, Koduvilarpatti Village, S.Nos. 641/2B2A, 641/3A2A, 641/3C2A, 641/4A and 641/5A- Site Extent of 7814.00 sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.P.Surya and Thiru.K.Suresh, Online Application No. 42WVJ0XP, Dated: 19.12.2024

2. . District Town and country planning Office, Theni District Letter No. THENI/ 42WVJ0XP /2024/TCP (Road Patten issued dated:21.12.2024).

3. Joint Director, Agriculture department, Theni District letter No.T1/5562/2024, dated. 11.09.2024.

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

5. Applicant Thiru.P.Surya and Thiru.K.Suresh, letter dated.24.12.2024 (Local body Gift deed document no.10328/2024, dated:23.12.2024 and TANGEDCO Gift deed document no. 10327/2024, dated:23.12.2024).

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

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

8. G.O.18, Department of Municipal Administration and Water Supply, 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:

Body:

This residential layout has been approved with below conditions.

1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO:SWP/202/2024 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 informed to send a copy of the conditions to this office immediately.

3.After the approval of the local body. It is informed 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 informed to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions
1.a) With reference to the 8th cited, 9th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: The Owners/developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc, for the layout as per existing rules. Before taking over the infrastructure developed by the owners /developers, the local bodies shall ensure the quality of works done by the owners / developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

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, the concern local body must issue the final approval After transfer of earmarked roads, Park, Local body area and TANGEDCO area S.F.No sub-division in favor 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 Plot. 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 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
Fees Paid Details Sl. No. Charges Amount in Rupees Paid Date

1 Scrutiny Fees Rs.11721. Dt: 19.12.2024
2 OSR Fees Rs.- - Earnmarked in Layout plan
3 Centage Charges Rs.9600- Dt: 24.12.2024
4 Sub Division Charges Rs. 12800- Dt 24.12.2024
5 Development Charges Rs.1562.80 Dt.24.12.2024
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent = 7814.00 Sqm

No.of Plot = 28 Nos
(Plot nos- 01 to 28)
Gifted over to Local Body:
Layout Road Area : 2320.89 Sqm
Park : 558.98 Sqm (10.18%)
Local Body Purpose : 28.50 Sqm (0.52%)
Gifted over to TANGEDCO TANGEDCO Purpose : 31.35 Sqm (0.57%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.12.28 13:53:15

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

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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

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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

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