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Layout Application - Final Approval Letter

Roc No: THENI / 0OEYL4XL / 2025 / TCP/2025/TCP

Date: 1/30/25 4:35 PM

From:

Village Panchayat

Pitchampatti

To :

Tmt.R.Vanitha W/o.Ravikumar,
N.G.O.Nagar, Kondamanayakkanpatti,
Andipatti Taluk, Theni District – 625 521.

Online Application Number: 0OEYL4XL

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk, Pitchampatti
Panchayat, Andipatti Bit-1 Village, S.Nos. 633 and 653/1- Site Extent of 5300.00 sqm (1.31 Acre)- Technical Clearance issued -
Forwarded for further action – Reg.

Ref :

1. Applicant Tmt.R.Vanitha, Online Application No. 0OEYL4XL, Dated:06.01.2025
2. District Town and country planning Office, Theni District Letter No. THENI/ 0OEYL4XL /2025/TCP (Road Patten issued
dated:09.01.2025).
3. The District Colletor, Theni District Prior Concurrence letter no. A1/34666/2023, Dated- 04.11.2024
4. The Joint Director, Agriculture department, Theni District letter No.T1/8891/2024, dated.30.12.2024
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
6. Applicant Tmt.R.Vanitha, letter dated.20.01.2025 (Local body Gift deed document no.207/2025, dated:13.01.2025 and
TANGEDCO Gift deed document no.209/2025, dated:13.01.2025).
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,Dated: 07.01.2022
15. Demand payment Request Letter, Dated:09.01.2025 and 20.01.2025 (requesting payment of OSR fee, Centage Fee,
Development Charge fee and Sub Division Charges,).
Ref :
16. Applicant Tmt.R.Vanitha, letter Dated:20.01.2025 and 21.01.2025 (Payment of OSR Fee, Centage Fee, Development
Charge fee and Sub Division Charges paid,).
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
18. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
19. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification
No.28, Part-II, Sec-2, Dated. 10.07.2024) (Development Charge)
20. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding
Development Charges Collection)

Body:

As Per The Above letter, I Have Applied for a Technical settlement permit for A Total Area of 5300.00 Sq.M. in Theni District Aundipatti Panchayat Union Pitchampatti Panchayat, Aundipatti Revenue Village, Survey Nos-633 and 653/1 site Extent of 5300.00 Sq.M. in continuation of This, according to the letter of Assistant Director of Town and country Development Department, Roads, Park Land, Land for Local Government Use and Land for Electric Power Plant Have Been Registered and Handed Over to the Panchayat Through Donation. Also, it Has been postponed to Pay the survey fees and land use fees due to the Panchayat and Give Final Approval After payment. Land use Charges Have been paid as per the Letter. The Applicant Has also paid the permit fees Payable to the Panchayat. The Basic facilities Required by the Panchayat (Tar Rod, Drainage, street lights, Drinking water Facilities, etc) are to be provided by the applicant subject to the Conditions that the Total Area in Pitchampatti Panchayat Aundipatti Revenue Village, Survey Nos: 633 and 653/1 Site Final Approval is Granted For The Development of a Technical Estate With An Area of 5300.00 sq.meters. in the event that you give any false of false information, after obtaining this permission guarantee, in the future, in the event that you come to this municipality immediately without any notice this permit guarantee will be canceled and appropriate action will be taken against them and they are hereby informed that the permit guarantee obtained from the local authority is not vaild.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.01.30 16:35:11



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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