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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: THENI / QYQZIKVO / 2025/2025/TCP

Date: 12/26/25 4:37 PM

From:

Village Panchayat

Ethakoil

To :

Tmt.S.Eswari,
Tmt.S.Phagyalakshmi,
D.No.59-3, North Street, Ethakovil, Andipatti,
Andipatti Taluk, Theni Distrrict.

Online Application Number: QYQZIKVO

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk / Panchayat Union, Ethakovil Panchayat, Andipatti Bit-2 Village, S.No. 2159/1A1B- Site Extent of 3080.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicants Tmt.S.Eswari and Tmt.S.Phagyalakshmi, Online Application No. QYQZIKVO, Dated:04.02.2025.
2. District Town and country planning Office, Theni District Letter No. THENI/ QYQZIKVO / 2025/TCP (Road Patten issued dated:06.03.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/38/2025, dated.21.01.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Tmt. S.Eswari and Tmt. S.Phagyalakshmi, letter dated.20.05.2025 (Local body Gift deed document no.2137/2025,dated:21.04.2025 and TANGEDCO Gift deed document no.2136/2025, dated: 21.04.2025).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017 and G.O.No. 53, Housing and Urban Development Department, Dated: 28.03.2025
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: 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:06.03.2025 and 21.05.2025 (requesting payment of OSR fee,Ref : Centage Fee, Development Charge fee and Sub Division
Charges,).
15. Applicants Tmt.S.Eswari and Tmt.S.Phagyalakshmi, letter Dated:20.05.2025 and 21.05.2025 (Payment of OSR Fee, Centage Fee, Development Charge fee and
Sub Division Charges paid,).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
18. 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)
19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding Development Charges Collection)
20. The Block Development Officer (VP), Andipatti Panchayat Union, letter no 965/2025/B5, Dated: 04.03.2025 (Road Maintenance Certificate)
21. The Tamil nadu Government E-Challan : IP251093797156.
22. The Amount Due To The Panchayat Has Also Been Under the Heading.

Body:

As per the above letter, Theni District, Andipatti Taluk / Panchayat Union, Ethakovil Panchayat, Andipatti Bit-2 Village, has applied for technical solution permission for 19 Plots with a total area of 3080.00 square meters (76.11 cents). Comprised in S.No. 2159/1A1B - Site Extent of 3080.00 Sq m-19-Plots (76.11 Cent). 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. Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Theni District, Andipatti Taluk / Panchayat Union, Ethakovil Panchayat, Andipatti Bit-2 Village, S.No. 2159/1A1B. Final Approval is Granted For The Development Of a Technical Estate With an Area of 3080.00 Sq m (76.11 Cent) 19-Plots. In The Event That You Give Any False Or False Information, After Obtaining This Permission Guarantee, In The Future, In The Event That You Come To This Municipality Immediately Without Any Prior Notice This Permit Guarantee Will Be Cancelled And Appropriate Action Will Be Taken Against Them And They Are Here By Informed That The Permit Guarantee Obtained from The Local Authority Is Not Valid. infra structure 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 up keep / 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 which ever is later. Other than Municipal/Corporation areas: Shall collect the necessary fees and issue the final Sub Division sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant layout 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 .The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Body: 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. The technical premises permit issued is subject to the Audit sanction of the Local Body Panchayat Audit / Local Fund Audit Department Chennai.

Signature Not Verified
Signed by: Village Panchayat President
Location:Theni
Date:2025.12.26 16:37:04

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

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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.