Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 5/2024-2025 Date: 1/3/25 2:50 PM

From:

Village Panchayat

Angoorpalayam

To :

S.Bahaudeen,

Online Application Number: RVAB2TPV

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Uthamapalayam Taluk,
Cumbum Panchayat Union, Angoorpalayam Panchayat, Cumbum Village, S.Nos. 957/2B, 1013/1A1, 1013/1B1, 1013/1B2A,
1014/1A2, 1014/2A2 and 1014/2B2- Site Extent of 8262.00 sqm - Technical Clearance issued - Forwarded for further action –
Reg.

Ref :

1. Applicant Thiru.S.Bahaudeen, Online Application No. RVAB2TPV, Dated: 19.12.2024
2. District Town and country planning Office, Theni District Letter No. THENI/ RVAB2TPV /2024/TCP (Road Patten issued
dated:21.12.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/8890/2024, dated.16.12.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.S.Bahaudeen, letter dated.31.12.2024 (Local body Gift deed document no.5050/2024, dated:26.12.2024 and
TANGEDCO Gift deed document no.5049/2024, dated:26.12.2024).
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: 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:21.12.2024 and 31.12.2024 (requesting payment of OSR fee, Centage Fee,
Development Charge fee and Sub Division Charges,).
15. Applicant Thiru.S.Bahaudeen, letter Dated:31.12.2024 and 01.01.2025 (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)

Body:

As seen in the letter, the petitioner has applied for permission for the residential plot set up in Enil 8262.00 SQUARE METERS AREA (35PLOTS). Panchayat Survey No.: 957/2B,1013/1A1,1013/1B1,1013/1B2A,1014/1A2,1014/2A2and 1014/2B2- in Cumbum Panchayat Union,uthamapalayam taluk, Angoorpalayam Panchayat, cumbum Village,. Roads, land and land for local government use
Registered for electricity and handed over to Panchayat through deed of donation.Land use Transfer fee paid. Also the permission fee due to the panchayat has been paid
The amount due to the panchayat has been paid. Also, basic facilities like road, drainage, street lights and drinking water facilities to be provided by the applicant subject to the conditions of the applicant 8262.00 SQUARE METERS (35 PLOTS) of land to be provided. Cumbum Panchayat Union,uthamapalayam taluk, Angoorpalayam Panchayat, cumbum Village in Survey No.: 957/2B,1013/1A1,1013/1B1,1013/1B2A,1014/1A2,1014/2A2and 1014/2B2 have been given final approval and
Guaranteed.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.01.03 14:50:25



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate