



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: THENI / TH2ODHUE/
2024 Approval No-
07/2024-2025

Date: 10/14/24 2:36 PM

From:

Village Panchayat

Unjampatti

To :

Thiru.R.Kathiresan,
Tmt.P.Sumathi,
No: 19, Kondal Raju Line,
Theni – 625 531,

Online Application Number:

TH2ODHUE

Sir/ Madam,

Sub :

Residential Layout - Office of Panchayat Union – Theni District, Theni Taluk /
Unjampatti Panchayat / Village, S.No. 990/2A1- Site Extent of 4150.00sqm - Technical Clearance issued -
Final Approval.

Ref :

1. Applicant Thiru.R.Kathiresan and Tmt.P.Sumathi, Online Application No. TH2ODHUE, Dated: 10.08.2024
2. District Town and country planning Office,Theni District Letter No. THENI/ TH2ODHUE /2024/TCP (Road Patten issued dated:20.08.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/4535/2024, dated.07.08.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.R.Kathiresan and Tmt.P.Sumathi, letter dated.03.09.2024 (Local body Gift deed document no.6817/2024, dated:27.08.2024 and TANGEDCO Gift deed document no.6815/2024, dated:27.08.2024).
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

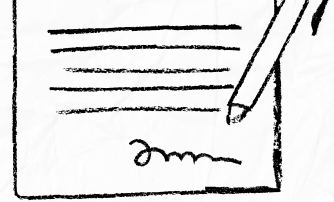
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no. 13686 /2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,Dated: 07.01.2022
14. Demand payment Request Letter, Dated:20.08.2024 and 04.09.2024 (requesting payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges,)
15. Applicant Thiru.R.Kathiresan and Tmt.P.Sumathi, letter Dated:03.09.2024 and 04.09.2024 (Payment of OSR amount, Centage Fee, Development Charge fee and Sub Division Charges paid,).
16. Director of Town and Country Planning Approval Letter and Drawing with approval no L.P/AD DTCP(TD) NO:SWP/131/2024 dated.04/09/2024
17. Applicant Thiru.R.Kathiresan and Tmt.P.Sumathi, (Payment of Layout Approval Fees, Land Conversion Fees & Inspection Fees).

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Theni District, Theni Taluk /Panchayat Union, Unjampatti Panchayat / Village, S.No. 990/2A1- Site Extent of 4150.00sqm - Technical Clearance issued Forwarded for further action In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 20.08.2024. Further the applicant Thiru.R.Kathiresan and Tmt.P.Sumathi, have gift deed the road, road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no.6817/2024, dated:27.08.2024 and TANGEDCO Area vide Gift deed document no.6815/2024,dated:27.08.2024. Hence, this residential layout has been approved with Approval No- 07/2024-2025.



Village



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.



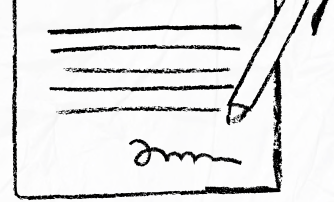
NRI & Investment Services

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



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](tel:+919996129996)
www.verified.realestate