



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: Endapuli/2024-
2025/Layout

Date: 3/10/25 4:40 PM

From:

Village Panchayat

Endapuli

To :

Thiru.S.Sulthan Syed Ibrahim,
Thiru.P.Chandrasekar,
No.328/2, Lucky Sara Illam,
State Bank Colony,
Periyakulam.

Online Application Number:

ZO7SZ8YW

Sir/ Madam,

Sub :

Layout Approval - Theni District, Periyakulam Panchayat Union, Endapuli Village panchayat , E.
Kamatchipuram Village, R.S.Nos. 75/2B and 75/3- Approving and ordering residential plots constructed on
a plot of Site Extent of 8614.00 Sqm (2.13 Acre):-

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. The District Forest Officer and Wildlife Warden, Kodaikanal Forest Division, Kodaikanal letter K.Dis.No-6907/2024D1, Dated:17.02.2025
3. District Town and country planning Office, Theni District Letter No. THENI / ZO7SZ8YW / 2025 / TCP/2025/TCP Dated:26.02.2025
4. Applicants Thiru.S.Sulthan Syed Ibrahim and Thiru.P.Chandrasekar, letter Dated:26.02.2025 (Payment of OSR Fee,Centage Fee,Development Charge fee and Sub Division Charges paid,).

Body:

ORDER :

Theni district, Periyakulam Taluk, Periyakulam panchayat union, Endapuli village panchayat, E.
Kamatchipuram village, survey Nos 75/2B and 75/3 Site Extent of 8614.00 Sqm (2.13 Acre).

With reference to the 3rd Cited letter Technical clearance and approval (Approved Number : LP/AD DTCP (TD)NO:SWP/24/2025) has been given by the Assistant Director of District Town and Country Planning Office, Theni.

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	12921.00	28.01.2025
2	OSR Fees	630687.00	26.02.2025
3	Centage Charges	13500.00	26.02.2025
4	Sub Division Charges	18000.00	26.02.2025
5	Development Charges	1722.80	26.02.2025

Under rule 9 of the Indian Stamp Act, 1899 (Central Act 2-1899) clause 47AA concerned the 3% Market Land Value as Land conversation charges Rupees 278200/- (Two Lakh Seventy Eight Thousand Two Hundred only) has been paid to the appropriate Government head vide e-Challan No.20250310009099, dated 10-03-2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:

Site Extent = 8614.00 Sqm (2.13 Acre)

No.of Plot = 40 Nos

(Plot Nos- 01 to 40)

Gifted over to Local Body:

Layout Road Area : 2774.35 Sqm

Local Body Purpose : 31.59 Sqm (0.54%)

Gifted over to TANGEDCO

TANGEDCO Purpose : 30.38 Sqm (0.52%)

It is hereby decreed that administrative permission is granted subject to the following conditions for their 40 numbered plots in the above mentioned survey numbers.

CONDITIONS

1. Alteration of plot sizes, layout of roads, sizes, general allotment sizes and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior permission of the Panchayat.
2. Corners of plots located at the intersection of two roads should be laid with the turn shown on the approved map.
3. No plot shall be sold, leased, transferred in any other manner or any building erected on any plot before the fulfilment of the above two conditions.
4. Any plot shown in the approved map should be used for residential construction other than plots for public purposes, and only where change of land use is requested for those mentioned in Residential Use as mentioned in TNCDBR 2019, the permission of the Panchayat will be given after obtaining the permission of Urban Development Department.
5. If a low voltage – high voltage transmission line – telegraph line is laid through the plot, the line shall be shifted to the edge of the road or as shown on the approved subdivision map.
6. The hollowed part of the plot should be raised to street level.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.03.10 16:40:14





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