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: 01/2024

Date: 9/17/24 11:58 AM

From:

Village Panchayat

Venkatachalapuram

To :

PALVANNAN S
67/1,SAVALAPPATTI ROAD,VENKATACHALAPURAM,THENI-625534,Venkatachalapuram,Theni,Theni,625534

Online Application Number: 8984KYWB

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Theni District, Theni Taluk / Panchayat Union,
Venkatachalapuram Panchayat, Jangalpatti Village, Comprised in S.Nos.48/11A4 – Site Extent of 1701.00 Sqm - Technical
Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicants Thiru.S.Palvannan Online Application No.8984KYWB, Dated: 09.08.2024.
2. District Town and country planning Office, Theni District Letter No. THENI / 8984KYWB/2024/TCP (Road Patten issued dated:
12.08.2024).
3. Joint Director, Agriculture department, Theni District letter No. T1/5396/2024, dated. 29.07.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 10.02.2023.
5. Applicant Thiru.S.Palvannan letter dated. 16.08.2024 (Local body Gift deed document no. 6499/2024, dated: 14.08.2024 and
TANGEDCO Gift deed document no.
6501/2024, dated: 14.08.2024).
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: 12.08.2024 and 19.08.2024 (requesting payment of OSR amount, Centage Fee and
Development Charges).
Ref :
15. Applicant Thiru.S.Palvannan letter dated: 16.08.2024 and 19.08.2024 (Payment of OSR amount, Centage Fee and
Development 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.53, Housing and Urban Development Department, Dated: 28.02.2024.
19. DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024.

Body:

As can be seen in the letter, the petitioner has applied for permission for the residential plot set up in an area of 1701.00 sq.m (03 PLOTS). In theni Union venkadachalapuram Panchayt
jangalpatti Revenue
Village Survey No: 48/11A4.Roads, parks, land for local government use and land
for electricity have been registered and handed over to the panchayat through donation deed. Land use change fee has been paid. Also the permit fee payable to the panchayat has been paid. Also the permit fee payable to the panchayat has been paid. In addition, basic amenities such as road, drainage, street lights and drinking water facilities are to be provided by the applicant, subject to the conditions that the applicant shall provide the land for the plot of 1701.00 sq.m (03 PLOTS). In THENI Union
VENGADACHALAPURAM Panchayt
JANGALPATTI Revenue Village Survey No: 8/11A4 Final approval is given and
guaranteed

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.09.17 11:58:35



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