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: 149-2024 Date: 3/11/25 8:30 PM

From:

Executive officer

5,Mahathma Gandhiji Road,Thamaraikulam,Periyakulam(Tk),Theni(Dt),625605

To :

M.NAUSHAD AHAMED No 68 CUMBUM ROAD THENKARAI PERIYAKULAM

Online Application Number: 6JG3E85P

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Periyakulam Taluk,Thamaraikulam Town Panchayat, Thamaraikulam Bit-I Village, S.Nos- 47, 48 and 54/1A1, Site Extent of 8225 sqm – Technical Clearance issued - Forwarded for further action – Final approval - Reg.

Ref :

1. Applicant Thiru.M.Naushad Ahamed Online Application No. 6JG3E85P, Dated: 27.03.2024
2. District Town and country planning Office, Theni District Letter No .THENI / 6JG3E85P / 2024 / TCP (Road Patten issued dated: 09.04.2024)
3. Applicant Thiru.M.Naushad Ahamed letter dated. 22.04.2024 (Local body Gift deed document no.917 / 2024, dated:17.04.2024 and TANGEDCOGift deed document no.918/2024, dated: 17.04.2024).
4. Demand payment Request Letter, Dated: 09.04.2024 and 22.04.2024 (requesting payment of OSR Fee and Centage Fee,).
5. Applicant Thiru.M.Naushad Ahamed letter Dated: 22.04.2024 (Payment of OSR Fee and Centage Fee paid,).
6. Assistant Director District Town and country planning Office , Theni District ROC No THENI / 6JG3E85P/2024/2024/TCP Date : 24/04/2024 Technical permission Granted.
7. Periyakulam Taluk Office tahsildar , Roc No.2149/2024/A2 dated 31.05.2024 at

No objection Land Acquisition Cerfiticate.

8. Thamaraikulam Town Panchyath Council Resolution No. 357 ,Dated 28.06.2024 given Council Permission to the Layout.

9.Thamaraikulam Town Panchayat Junior Engineer (Thenkarai Group) given Certificate of Basic amenities Provided by Applicant Roc No 149/2024-2025, Dated : 10.12.2024

10. Applicant Mr M.Naushad Ahamed , Letter no 6JG3E85P ,Dated 03.03.2025 (Payment of Land conversation Charges and Scrutiny Fee Rs. 701000/-through Online) Challan no.20250301004533 dated.03.03.2025

11. Applicant Mr M.Naushad Ahamed , Letter no 6JG3E85P ,Dated 03.03.2025 (Online payment in Localbody Fee Rs. 130282/-through Online) dated.06.03.2025.

12. Related files and Records

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Theni District,Periyakulam Taluk, ThamaraikulamTown Panchayat, Thamaraikulam Bit-I Village, S.Nos- 47, 48 and 54/1A1, Site Extent of 8225 sqm - Technical Clearance issued

Forwarded for further action

With reference to the 2nd cited letter, Assistant Director . District Town and country planning Office, Theni District OSR Fees demand and Road pattern approved , online Letter No..THENI / 6JG3E85P / 2024 / TCP (Road Patten issued dated: 09.04.2024) develop the Extend of 8225 Sq .m land in SF .NO.4748 and 54/1A1 Thamaraikulam Bit-I Village, Thamaraikulam Town panchayat Periyakulam Taluk , Theni District.

With Reference to the letter sited 3rd Gift Deed Document Of Roads , Park, Public Purpose Place to local Body Reg No.917 Dated : 17.04.2024 and Public Purpose Place To TANGEDCO Reg No.918/2024 Dated : 17.04.2024 Periyakulam R/1 Sub Register Office by the applicant M.Naushad Ahamed

(I) a) Road area including splay - 3035.59 Sq m

b) Park area (OSR Fees) - 1398543/22.04.2024

c) Public Utility place local body - 33.60 Sq m(0.65%)

d) Public Utility place TANGEDCO - 40.43 Sq m(0.78%)

e) Shop area - 54.90 Sq m

(II) Number Of plots allotted for layout - 36 Nos (plot 1 to 36)

With Reference to the letter sited 6th The Technical permission Granted by Joint Director of DTCP wide Roc No. 6JG3E85P /2024/TCP , Dated : 24.04.2024 .

With Reference to the letter sited 7th Periyakulam Taluk Office tahsildar , RocNo.2149/2024/A2 dated 31.05.2024 at No objection Land Acquisition Certificate

With Reference to the letter sited 8th of Thamaraikulam Town Panchyath Council Resolution No. 357 ,Dated 28.06.2024 given Council Permission to the Layout.

With Reference to the letter sited 9th Thamaraikulam Town Panchayat Junior Engineer (Thenkarai Group) given Certificate of Basic amenities work (Road . Storm Water Driange,culvert ,Water supply pipeline, Minipower pump and solar Street light by Applicant Thiru.M.Naushad Ahamed) Provided by Applicant Roc No 149/2024, Dated : 10.12.2024

With Reference to the letter sited 10th Applicant M.Naushad Ahamed , Letter no 6JG3E85P ,Dated 18.11.2024 (Payment of Land conversation Charges, Scrutiny Rs. Rs. 701000/-through Online) Challan no.20250301004533 dated.03.03.2025.

With Reference to the letter sited 11th Applicant Mr M.Naushad Ahamed , Letter no 6JG3E85P ,Dated 03.03.2025 (Online payment in Localbody Fee Rs. 1,30,282/-through Online) dated.06.03.2025.

This Final Approval is decreed with following conditions for the residential Layout.

Conditions :

1. The Technical permission for residential Layout is granted subject to special conditions, plot conditions and conditions as seen in the map and in the Technical Permission order given by Assistant Director of DTCP Theni.

2. Any land owned by the Town Panchayat and other Government Departments shall not be included in this Layout Subdivision. .

Executive Officer Thamaraikulam Town Panchayat.

4. Since the layout Approved, the actual paid payment for Layout approval fee amounts are found to be less or objected in audit, the difference amount should be paid immediately by the Layout owner.

5. Any change in this Layout , plots are sub-division of plot shall require proper prior approval from the concerned official Department.

6. Plots should be sold only as notified With Reference sited Assistant Director of Theni Town and Country Planning wide Layout plan L.P/AD DTCP(TD)No/SWP /54/ Dated on 24.04.2024.

7. No more encroachment on the roads, Parks Splay, and public Purpose places entrusted to the Town Panchayat and TANGEDCO as per the Peiyakulam R/1 Sub Register office Gift deed documents.

8. The Roads,Parks and public utility areas should be handed over to the Town Panchayat by the Layout owners after erecting wire fences and also handover the Name Transferred Patta.

9. The low voltage line running in between the Layout should be replaced along the road sites at their own cost.

10. It is hereby informed that this Approval of Layout shall be automatically void if any court cases and any issues are involved in this Layout later on.

11. Theni District Town and country planning and Assistant Director to Technical Permission Roc. No. 6JG3E85P /2024/TCP , Dated : 24.04.2024 Letter Technical conditions and Layout Residential Drawing layout sketch conditions above following in this Layout Same Conditions.

12.All conditions of Theni Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, Notified in the Technical Clearance permission and Layout map Approval L.P/AD DTCP(TD)No/SWP /54/ Dated on 24.04.2024 The Final Approval Sancelled without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2025.03.11 20:30:33



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