



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: 04/2024-2025

Date: 12/11/24 5:13 PM

From:

Village Panchayat

Saruthupatti

To :

M/s.KK Property Developers
Online Application No. EQX71S4T

Online Application Number:

EQX71S4T

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Periyakulam Taluk /Panchayat Union, Saruthupatti Panchayat, Tamaraikulam Bit- II Village, S.Nos. 2071/2B, 2072, 2083/1, 2083/3, 2084/1A and 2084/1B2 - Site Extent of 35900.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

- 1 Ordinance No.79, Department of Housing and Urban Development dated 04.05.2017.
- 2 District Urban Urban Development Assistant Director, District Town and country planning Office, Theni District Letter No. THENI/ EQX71S4T /2024/TCP (Road Patten issued dated:07.12.2024).
3. Application of Petitioners Thiru.KK Property Developers

Body:

ORDER :

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District, Periyakulam Taluk / Panchayat Union, Saruthupatti Panchayat, Tamaraikulam Bit- II Village, S.Nos. 2071/2B, 2072, 2083/1, 2083/3, 2084/1A and 2084/1B2 - Site Extent of 35900.00 Sqm - Technical Clearance issued Forwarded for further action

Body:

S.Nos. 2071/2B, 2072, 2083/1, 2083/3, 2084/1A and 2084/1B2 Survey fee and development fee Rs.265000/- (Rupees Two Lakhs sixty five thousand only) on 11-12-2024 as per order vide view 1 and land use change fee under clause (9) of the Indian Stamp Act, 1899 (Central Act 2-1899) clause AA. A sum of Rs.59250/- (Rupees Fifty Nine thousand two fifty only) of 3 percent of the market value under Section 47 has been paid to the appropriate Government head vide e-Challan No.20241211009200, dated 11-12-2024. It is hereby decreed that administrative permission is granted subject to the following conditions for their 160 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 fulfillment 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



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