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: IMNEYOTC/2025/TCP

Date: 5/23/25 12:27 PM

From:

Village Panchayat

Naranapuram

To :

Thiru.S.Mohamed Mustafa, No.233/4, Karupanathi road,
Thirikoodapuram,Chokkampatti village,
Kadayanallur Taluk, Tenkasi District - 627 851.

Online Application Number: IMNEYOTC

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - HACA - Tenkasi District - Sivagiri Taluk - Vasudevanallur Panchayat Union - Naranapuram Panchayat Naranapuram part - I Village - S.F.No.572/2B2B, 590/1A, 590/2A, 590/2B and 590/2C1A1 - extent of 13810.00 Sq.m (3.41 Acres)- Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Thiru.S.Mohamed Mustafa, Online Application No. IMNEYOTC Dated: 14.04.2025.

2. District Town and country planning Office, Tenkasi District Letter No. IMNEYOTC (Road pattern issued on dated. 02.05.2025).

3. Circular from the Director of Town and Country Planning, Roe.No 19799 / 2020, Dated: 24.12.2020.

4. Applicant Thiru.S.Mohamed Mustafa, Online Application No. IMNEYOTC Dated: 14.04.2025 (Gift deed document no.852/2025, Dated:03.05.2025)

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7.G.O.18, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department dated: 31.01.2020.

Dated:07.01.2022

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Vasudevanallur Union, Naranapuram Village Panchayat, and Approving to an extend of 13810.00 sq.m (3.41 acres) in the Land Bearing Survey No: 572/2B2B, 590/1A, 590/2A, 590/2B and 590/2C1A1 from 1 to 77 Residential Layout, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP/DTCP/TENKASI/LAYOUT APPROVAL No 21/2025 subject to special condition and technical clearance and local authority.

2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission),Tenkasi District,The Approved Layout Map for the Residential Layout and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Naranapuram Village Panchayat with the document No : 852/2025, Dated: 03.05.2025 Registered at the Vasudevanallur sub–Register Office.

3. According to the ordinance in Reference 12, 3% market value fee for Residential layout Rs. 20,490/- Payment Transaction ID: e661f32d-6410-4a87-b449-8e7bfca6d9ce Dated: 19.05.2025.

4. Layout Approval Fee Rs.10,000/- Payment Transaction ID : c2912858-be88-4d3d-bc4c-f6d0b63d692d. Dated: 21.05.2025.

5. Layout Scrutiny fee (77 Plots) – Rs.77,000/- Payment Transaction ID: c2912858-be88-4d3d-bc4c-f6d0b63d692d. Dated: 21.05.2025.

6. Therefore, Subject to Specific Conditions, Tenkasi district, Vasudevanallur panchayat Union, Naranapuram Village Panchayat, extent of 13810.00sq.m in the land bearing Survey No: 572/2B2B, 590/1A, 590/2A, 590/2B and 590/2C1A1 from 1 to 77 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

1.Country Planning Department ROC No : IMNEYOTC, dated:15.05.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above – mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO : 21/2025. Planning Permission For This Layout Naranapuram. All the special conditions mentioned must be strictly followed.

2.Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.

3.The applicant Shall be bound by any changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

4.The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

5.Construction of high voltage/ low voltage power line for plots to the plots to be sold by applicant through the reserved area of public or open space handed over to local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

6.When the appeal is decided, it is considered that the amount is missing in the panchayat audit and the amount considered as deficiency in the audit should be paid by the Applicant.

Allotment Details of Approved Layout Plan:

Site Extent: 13810.00 Sq.m (3.41 Acres)

No.Of.Plots : 77
No.Of. EWS Plots: 15 (Plot No.24- 37, 62)
Area of EWS Plots: 1069.59 Sq.m (11.30%) OSR Area: 975.05 Sq.m (10.06%)
Gifted over to Local Body
Gift Deed Document: No.852/2025, Dated.03.05.2025. Layout Road & Splay Extent: 4113.34 Sq.m
A) Public Purpose : 49.68 Sq.m (0.51%)
B) TANGEDCO Purpose: 49.80 Sq.m (0.51%)

President,
Naranapuram Village Panchayat.

To,

1.. Thiru.S.Mohamed Mustafa, No.233/4, Karupanathi road, Thirikoodapuram, Chokkampatti village, Kadayanallur Taluk, Tenkasi District - 627 851.

Copy to

2.Tenkasi District, Joint Director /Deputy Director /Assistant Director, District Town and Country Planning Department, Tenkasi .

3.Vasudevanallur Sub Register, Vasudevanallur Office, Tenkasi District,

4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi

5.The Assistant Director, Department land Survey and Records, Tenkasi District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tenkasi
Date:2025.05.23 12:27:29



## 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