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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 51-2026 **Date:** 3/4/26 5:48 PM

From:

Executive officer

4,Thaneerdurai street T.Kallipatty,Thenkarai,Periyakulam(Tk),Theni(Dt),625605

To :

R C PRASATH KANNAN and THREE OTHERS

Online Application Number: T567U8BB

Sir/ Madam,

Sub :

Layout Approval

Ref :

Layout Approval

Body:

Proceeding Of the Executive Officer, Thenkarai Town Panchayat

Present : Thiru. R. Surulivel

ROC No - 51/2026 Date 04.03.2026

Sub: Plot - Theni District - Thenkarai District Thenkarai Village - Technical approval given for plot situated in

3) Theni Nagar Urban Development Assistant Director vide their Road Limit Order No. THENI/T567U8BB/ 2025/ 2025TCP
4) Donation Settlement Deed No. 3446/2025 dated 20.11.2025 and 3447/2025 dated 20.11.2025 of Mr.RC Prasad Kannan, Mr.SH Samsuthin, Mr.T.Thinakaran and Mr.V. Sivaprakasam for the Municipality.
5) Thenkarai Municipal Council Resolution No. 60 dated 27.02.2026
6) Payment letter dated 02.03.2026
7) Relevant documents.

Assistant Director of Theni Nagar Urban Development in their view 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 sq.m. in technical approval letter for land subdivision in Theni District, Thenkarai Municipality, Thenkarai Subdivision 1. Mr. RC Prasad Kannan, Pursuant to the application of Mr. S. H. Samsudin, Mr. D. Dinakaran and Mr. V. Sivaprakasam, Plot No. 58 Radha Nagar, Nandivaram, Guduvanchery, Vandalur Taluk, subject to conditions L.P /AD DTCP(TD) NO:SWP / 153/ 2025 numbered in-principle approval has been granted for 51 plots. Periyakulam as per the deed shown in view 4 by the petitioners Mr.RC Prasad Kannan, Mr.SH Samsuthin, Mr.T. Thinakaran and Mr.V.Sivaprakasam

As per Deed Registration Office Document No. 3446/2025 dated 20.11.2025 and 3447/2025 dated 20.11.2025 the proposed road and land for local government use has been registered by the Honorable Governor of Tamil Nadu in their name and handed over to the municipality by the allottee. Also, the Assistant Director of Theni Nagar Urban Development Department in their view 1 of the survey fee It is mentioned that Rs.14571/-, Centage Charges Rs.16500/-, OSR Fees - Rs.33582/-, Sub Division Charges - Rs.22000/- and Development Charges Rs.1942.80/- have been collected.
Subsequently, according to the resolution found in Thenkarai Municipal Council view 5, Thenkarai Division 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 Sq.m., approved in principle for 51 plots numbered as L.P /AD DTCP(TD) NO:SWP / 153/ 2025 by Assistant Director of Theni Nagar Development Department. The forum acknowledges and approves what has been received has provided The amount collected for the plot is as follows: Further receipt of payment of assessment amount of Rs.189470/- for installation of street lights by the petitioner has been submitted to Tamil Nadu Power Generation and Distribution Corporation Limited Theni Power Distribution Circle / Theni Power Payment Day Receipt No. PGCINB832376866 dated 09.02.2026.

S. No.	Payment Details	Amount	Challan No. and Date	
1	Review Fee	10000	2026030356590 Date 03.03.2026	
2	Plot survey fee Rs.1000 per flat 51	51000		
3	Land Use Change Fee Rs 25 per sq.ft 104523 3 per cent Rs 2613075	78392		
4	Vacancy Fee 104523 * 0.80 * 2	167237		
5	Security deposit	100000		
	Total	406629		

Based on the above details, Thenkarai Municipality, Thenkarai Division 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 sq.m., deeded by the Assistant Director, Theni Nagar Rural Development Department and numbered as L.P /AD DTCP(TD) NO:SWP / 153/ 2025 with conditions for 51 plots. As per the provisional approval the final approval is decreed on the basis of the following conditions.
Conditions
1) Vacancy tax will be levied from the date of issue of allotment permission.
2) If the documents issued regarding the land license are found to be incorrect, the final approval given to the plot will be canceled by the Executive Officer, Thenkarai Municipal Corporation without any prior notice.
3) The said final approval shall not be applicable if the said location has been selected in the Land Occupancy List for any sector.
4) If a low voltage LT line passes across any plot, building plan permission will be granted only after the petitioner has shifted it to the road course at his own expense.
5) The plot owner/plot applicant shall be responsible for proper maintenance of the basic facilities like road and rain water drainage facility provided by the petitioner for a period of five years or after 60 percent of plots are developed whichever is longer.
6) As the proposed petitioner's land is adjacent to the National Highway, development should be proposed beyond 7.0 meters.
7) No damage should be done to Periyakulam Kanmai canal and its banks near the plot
8) Do not obstruct the flow of water by placing any obstructions across the drainage area
9) No harm should be done to the irrigated lands around the proposed field
10) Waste materials and waste water should not be dumped on the banks or in the drains

11) In case of change or under-collection of fees, the flat owner/applicant shall pay the same within 7 days of notification by the local government/urban development department.
12) A surrounding wall should not be erected to obstruct the road in this plot

13) The plots reserved for the use of the petitioner shall not be sold
14) There should be no encroachment on the places handed over to Thenkarai Municipality and Tamil Nadu Power Board. And the said places should not be sold illegally. In case of violation of this condition, the final approval given to the plot will be canceled by the Executive Officer, Thenkarai Municipality without any prior notice.
15) The approved plot map shall be permanently displayed at the entrance of the plot with a permanent information board of size 6*4 without any alteration to the public view.
16) New conditions/orders issued by Govt.

Executive Officer
Thenkarai Town Panchayat
Theni district
Recipient

Mr. RC Prasad Kannan,
Mr. SH Samsudin,
Mr. D. Dinakaran and
Mr. V. Sivaprakasam,
Flat No 58 Radha Nagar,
Nandivaram, Kuduvanchery,
Vandalur Taluk.

Copy To
1) Assistant Director of Town Pan chayat Theni Zone 3
2) Tashildar Periyakulam/
3) Sub Register, Periyakulam

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2026.03.04 17:48:13

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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