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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: THENI /SCEJVA6V/2023 Approval No-10/2023-24

Date: 3/30/24 5:46 PM

From:

Village Panchayat

Unjampatti

To :

1. Mr.S. Seenivasan,
D.no.11, Bommaiyagoundanpatti,
Theni Allinagaram,
Theni.

Online Application Number: SCEJVA6V

Sir/ Madam,

Sub :

Sub Division - Office of the Panchayat Union,Unjampatti Panchayat –Unjampatti Village,Comprised in S.Nos- 346/1D,346/1H and 346/2A – Site Extent of 1240.00sqm(0.30Acres) - Technical Clearance issued

Ref :

1.Applicant. Mr.S.Seenivasan Online Application No.SCEJVA6V, Dated:11.09.2023
2.District Town and country planning Office,Theni District Letter No.THENI/ SCEJVA6V /2023/TCP (OSR Demand Raised on dated:18.10.2023).
3.Joint Director Agriculture department, Letter No.T4/6642/2023, Dated:23.08.2023
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Mr.S.Seenivasan . Letter, Dated: 18.10.2023 .(Payment of OSR Guideline Value Fees).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16 Department of MunicipalAdministration
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:19.10.2023 (requiring payment of Centage Fees).
15.Applicant Mr.S.Seenivasan . Letter, Dated: 20.10.2023 .(Payment of Centage Fees).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. District Town and country planning Office, Theni District Letter No .THENI / SCEJVA6V / 2024/TCP (Plot Patten issued dated: 27.10.2023).
18. Demand payment Request Letter, Dated: 25/3/2024(requisting payment of 3% LandConversion,Scrutiny fees and Inspection Fee)
19.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Theni District, Theni Taluk / Panchayat Union, Unjampatti Panchayat / Village, S.Nos- 346/1D,346/1H and 346/2A – Site Extent of 1240.00sqm(0.30Acres) -Final Approval In the continuation, with reference to the 2nd cited letter, road pattern for
residential Sub Division layout has been issued by the Assistant Director of Theni District on 27.10.2023.
To the applicant Thiru.S.Seenivasan,
1.As per the condition, the Layout has been approved and approved number issued as Approval No09/2023-2024 dated 30.03.2024 and enclosed with 2 set of original maps
has been received with it.
2.After the approval of the local body. It is informed to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders.
4.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.03.30 17:46:26

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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