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: Approval no-16/2024-25

Date: 2/27/25 9:24 PM

From:

Village Panchayat

Unjampatti

To :

Thiru.M.R.MuthuKubendran,
Thiru.G.Ashok,
240/106, Mirandalane 1st Street,
Theni – 625 531.

Online Application Number: LTKNGZ7H

Sir/ Madam,

Sub :

Residential Layout - Office of Unjampatti Panchayat – Theni District, Theni Taluk / Panchayat Union, Unjampatti Panchayat / Village, S.No- 189, Site Extent of 5250 sqm - Technical Clearance issued -Final Approval

Ref :

1. Applicant Thiru.M.R.MuthuKubendran and Thiru.G.Ashok Online Application No. LTKNGZ7H, Dated: 13.02.2024
2. District Town and country planning Office, Theni District Letter No .THENI / LTKNGZ7H /2024/TCP (Road Patten issued dated: 27.03.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/1577/2024, dated 19.03.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.M.R.MuthuKubendran and Thiru.G.Ashok letter dated. 30.04.2024 (Local body Gift deed document no.3077/2024, dated: 12.04.2024 and TANGEDCO Gift deed document no.3078/2024, dated: 12.04.2024).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration 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: 27.03.2024 and 02.05.2024 (requesting payment of OSR Fee and Centage Fee,).
15. Applicant Thiru.M.R.MuthuKubendran and Thiru.G.Ashok letter Dated: 30.04.2024 and 04.05.2024 (Payment of OSR Fee and Centage Fee paid,).
16.DTCP Approval letter 71/2024 dated 06.05.2024

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.No- 189, Site Extent of 5250 sqm - Technical Clearance issued Forwarded for further action In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 27.03.2024. Further the applicant Thiru.M.R.MuthuKubendran and Thiru.G.Ashok have gift deed the road road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no. 3077/2024, dated: 12.04.2024 and TANGEDCO Area vide Gift deed document no. 3078/2024, dated: 12.04.2024. Hence, this residential layout has been approved with Approval No-16/2024-2025

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

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