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# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

ROC No. THENI / 33OYOYCY / 2025 /2025/TCP Date : 11/06/2025

From:

Joint Director / Deputy Director / Assistant Director

446/A Ward 17, Nehruji Street, Allinagaram, Theni -652531.

To :

The President / The Special Officer,
Angoorpalayam Panchayat,
Cumbum Panchayat Union,
Uthamapalayam Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Uthamapalayam Taluk, Cumbum Panchayat Union, Angoorpalayam Panchayat, Cumbum Village, S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A - Site Extent of 26.24 Acre (106202.00.00 Sqm) - Layout Plot Pattern Technical Concurrence issued by the Director of Town and Country Planning Forwarded for further action – Reg.

Ref : 1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 33OYOYCY / 2025/TCP1, Dated
09.06.2025

2. The Layout Proposal received from Applicants through online vide reference 33OYOYCY / 2025, dated:- 04.02.2025

3. The Assistant Director, Theni District Town and Country Planning office Inspection Report of Online Application No. 33OYOYCY/2025, dated:
05.02.2025.

4. The Director of Town and Country Planning, Chennai. Online Application No. 33OYOYCY / 2025, Dated: 24.04.2025 (Road pattern issued)

5. Applicants Thiru.P.Katchikannan and Thiru.A.Navaskhan, Gift Deed Doc. No. 1957/2025, 1958/2025 and 2401/2025 Dated: 08.05.2025 and 06.06.2025

6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.

7. G.O.(Ms.)No.79, Housing and Urban Development department dated:04.05.2017 and G.O.(Ms.)No.53, Housing and Urban Development (UD4(1))
department dated:28.03.2025

8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated:04.02.2019.

9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated:31.01.2020.

10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated:23.09.2020.

11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated:09.12.2020.

12. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated:30.08.2017.

13. Circular ROC No:13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.

14. .Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021

15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

16. The Joint Director (i/c) of Agriculture Department, Theni District, Letter no.T1/3834/2023, Dated: 13.06.2023

17. Demand payment Request Letter through online, Dated: 09.06.2025

18. Applicants Thiru.P.Katchikannan and Thiru.A.Navaskhan Letter, Dated: 10.06.2024 and 11.06.2025.( Centage payment paid on 10.06.2025 and Armed
Forces Flag day fund Donation Receipt No FD/FUND/1256794, dated on 11.06.2025)

19. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification No.28, Part-II, Sec-2,
Dated. 10.07.2024) (Development Charge)

20. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding Development Charges Collection)

21. The Block Development Officer (VP), Cumbum Panchayat Union letter Dated: 22.04.2024 (Road Maintenance Certificate)

The application was processed as per the prevailing rules and after perusing the records and conducting site inspection, this proposal has been
forwarded to the Director of Town and Country Planning, to get Technical Concurrence. After the perusal of the Director, the applicant was directed to
handover the portion of the land earmarked for roads, parks, public purpose meant for local body and TANGEDCO vide reference 4th cited above. On
receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Residential Layout in Cumbum Village,
Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District in the following S.Nos. . 949/1, 950/2, 951/1, 952, 953/1,
953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A - Site Extent of 26.24 Acre (106202.00.00 Sqm) and
numbered as LP/DTCP No. 57/2025 by the Director of Town and Country Planning as per the letter 1st cited, under section 47 (A) of Town and Country
Planning Act 1971. After obtaining the Technical Concurrence from the Director of Town and Country Planning, necessary fees are demanded to the
applicant wide reference 17th cited as per GO'S and circular cited in reference 6 to 15 & 19 and on receipt of payment of charges such as Scrutiny Fee,
Centage Fee, Development charge and Armed Forces Flag Day Fund vide reference 18th cited above, the Proposal has been forwarded to the local body
for further action subject to the following conditions:

1 The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

2 The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be
forwarded to this office for record.

3 Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office
of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

4 Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. a) With reference to the 8th, 9th and 11th cited G.O., if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees and
issue the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly. b) Other than
Municipal / Corporation areas Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply
facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold
after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be
applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park
areas S.F. No sub-division in favor concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu
Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the
Real Estate Regulatory Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and
planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed,
sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone
else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning
Department is not the right organization to decide this.

6. The applicant should submit the Original Gift deed as cited in reference 5 to the concerned local body and TANGEDCO

7. As per the G.O in the reference 7th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only
after collecting Rs.1000/-each plot as scrutiny fees as per rule 3 and as per G.O.(Ms.)No.53, Housing and Urban Development (UD4(1)) department
dated:28.03.2025 3% of the Guideline value of the site as land use change fees as per rule 9 should be collected before issuing final Approval.

Head of Account :
“0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts – AS Receipts under Land Use Conversion Charges-27” Non
Taxation fees - 09 Collections (DPC : 0217-60-800-AS 22709)”

7.As per TNCDBR-2019 the following fee and charges are collected as

Fees Paid Details

| Sl. No. | Charges | Amount in Rupees | Paid Date |
|---|---|---|---|
| 1 | Scrutiny Fees | 159303.00 | 04.02.2025 |
| 2 | OSR Fees | -Nil- | OSR earmarked in Drawing |
| 3 | Centage Charges | 152100.00 | 10.06.2025 |
| 4 | Sub Division Charges | 202800.00 | 10.06.2025 |
| 5 | Development Charges | 21240.40 | 10.06.2025 |

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent =26.24 Acre (106202.00 Sqm)

No. of Plots =494 ( Including EWS Plots)

EWS Extent – 7949.15 Sqm (10.16%)

Shop 1 - 1129.73 Sqm
Shop 2 - 792.84 Sqm
Shop 3 - 393.76 Sqm
Shop 4 – 378.12 Sqm
Shop 5 – 335.75 Sqm
Shop 6 – 294.01 Sqm
Shop 7 – 763.23 Sqm
Shop 8 - 390.18 Sqm
Shop 9 - 308.77 Sqm
---
Total Shop Extent – 4786.39 Sqm (4.50%)
---

Gifted over to Local Body:
Park-1 =2630.42 Sqm
Park-2 =2701.77 Sqm
Park-3 =2531.53 Sqm
---
Total Park area – 7863.71 Sqm (10.05%)
---

Layout Road Area =27980.87 sqm
Local Body Purpose=395.16 sqm(0.50%)
TANGEDCO Purpose =396.97 sqm(0.50%)

Copy to

1.Thiru P.Katchikannan,
Thiru A.Nawaskhan,
Ward-3, Suruli Main Road, Surulippatti,
Uthamapalayam Talulk,
Theni District – 625 516

2. The Thasildar,
Uthamapalayam Taluk,
Theni District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.

5. The Superintending Engineer,

TANGEDCO,Theni District.

6.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008,
Email id; contact ,tnrera@tn,gov.in

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 159303 | 04/02/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 152100.00 | 10/06/2025 |
| 4 | Development Charges | 21240.40 | 10/06/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 202800.00 | 10/06/2025 |

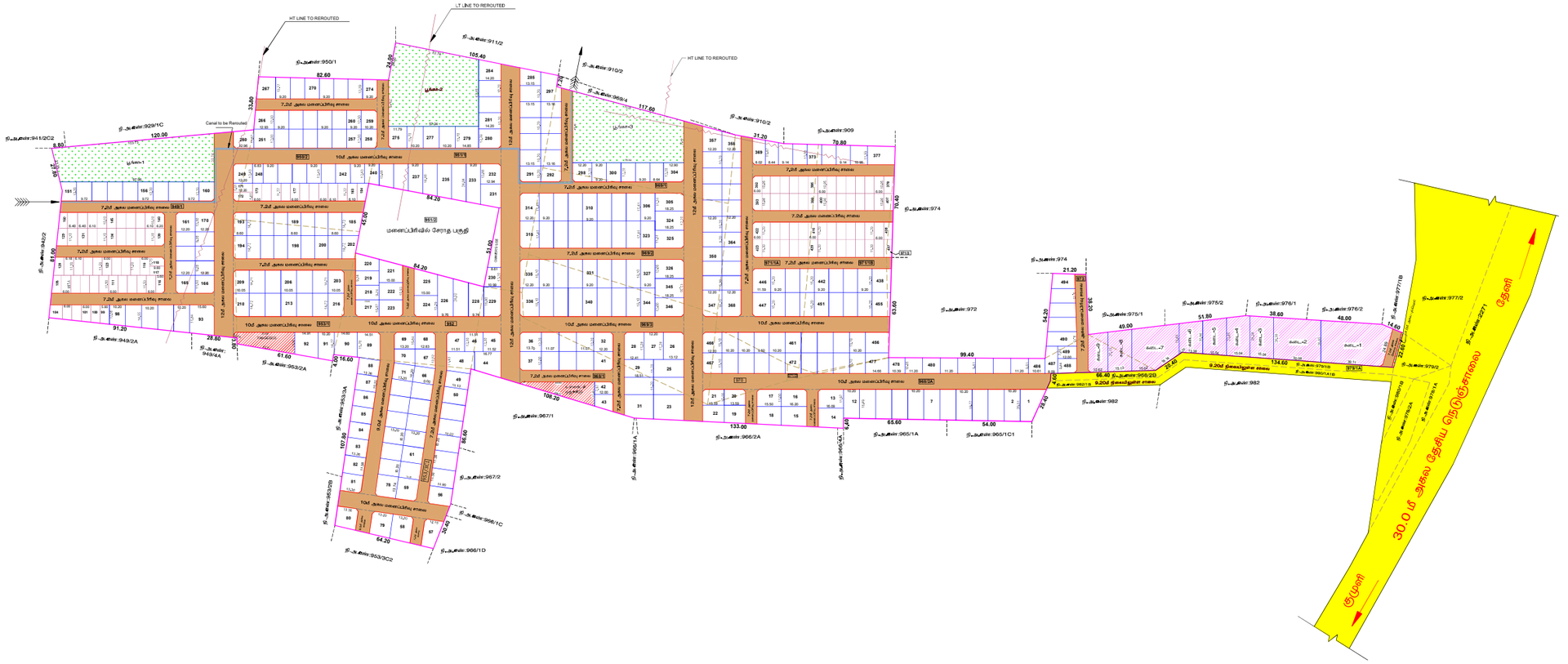
Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Theni District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Assistant Director*
*Location:Theni*
*Date:2025.06.11 17:35:28*




# நகர் ஊரமைப்பு துறை

## தேனி மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

### ஆங்கூர்பாளையம் ஊராட்சி

தேனி மாவட்டம், உத்தமபாளையம் வட்டம், ஆங்கூர்பாளையம் ஊராட்சி, கம்பம் கிராமம், புல எண்: 949/1, 950/2, 951/1, 952, 953/1, 3C1, 968/1, 2A, 969/1, 2, 3, 970, 971/1A, 1B, 2, 3, 973 (ம) 979/1A -ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கான மனைகள் அமைப்பு தொழில் நுட்ப ஒப்புதல் வரைபடம்.

வ

| | | |
|---|---|---|
| கோப்பு எண் | : | 33OYOYCY / 2025 TCP1 |
| அளவுத் திட்டம் | : | 1 : 1000 |

குறிப்பு:

| | | |
|---|---|---|
| மனைப்பிரிவின் பரப்பளவு | : | 26.24 ஏக்கர்<br>106202.00 ச.மீ |
| சாலையின் பரப்பளவு | : | 27980.87 ச.மீ |
| மீதமுள்ள பரப்பளவு | : | 78221.13 ச.மீ |
| மனைப்பிரிவின் எல்லை | : | |
| நிலையிலுள்ள சாலை | : | |
| கோரிய மனைகள் | : | 494 |
| ஒதுக்கிய மனைகள் | : | 494 (E.W.S மனைகள் உட்பட) |

A. பொது ஒதுக்கீடுகள் :- (உத்தேச சாலைப்பரப்பளவு நீங்கலாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

(உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட்டவைகள்)

| | | | |
|---|---|---|---|
| பூங்கா-I | : | 2630.42 ச.மீ | 7863.71 ச.மீ |
| பூங்கா-II | : | 2701.77 ச.மீ | |
| பூங்கா-III | : | 2531.53 ச.மீ | 10.05 % |

உத்தேச சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பளவு
: 27980.87 ச.மீ 26.35 %

B. பொது உபயோகம்:- (TNCD&BR 2019, 47 (8)-ன படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு)

1. உள்ளாட்சிக்கான ஒதுக்கீட்டின் பரப்பளவு
: 395.16 ச.மீ 0.50%

2. தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்க்கான ஒதுக்கீட்டின் பரப்பளவு (TANGEDCO)
: 396.97 ச.மீ 0.50%

ஒதுக்கீடு: (விற்பனைக்குரியவை)

E.W.S மனைகளின் பரப்பளவு : 7949.15 ச.மீ 10.16 %
E.W.S மனை எண்கள் : 99-150, 171-184, 378-437

| | | | | | |
|---|---|---|---|---|---|
| கடை-1 | : | 1129.73 ச.மீ | கடை-6 | : | 294.01 ச.மீ |
| கடை-2 | : | 792.84 ச.மீ | கடை-7 | : | 763.23 ச.மீ |
| கடை-3 | : | 393.76 ச.மீ | கடை-8 | : | 390.18 ச.மீ |
| கடை-4 | : | 378.12 ச.மீ | கடை-9 | : | 308.77 ச.மீ |
| கடை-5 | : | 335.75 ச.மீ | | | |

கடை மொத்தம் (1 to 9) = 4786.39 ச.மீ 4.50 % மூலைமுடக்கு

7.20 மீ -12.00 அகல சாலை 1.50 x 1.50 மீ

நிபந்தனை:

1. மனைப்பிரிவின் ஊடே செல்லும் உயர் அழுத்த மற்றும் குறைந்த அழுத்த மின்கம்பி (HT line & LT Line)-யினை மனைப்பிரிவின் சாலையின் போக்கிற்க்கு ஏற்ப மனுதாரர் தனது சொந்த செலவில் மாற்றியமைக்கப்படவேண்டும்.

2. இம்மனைபிரிவுக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும்முன் இடத்தில் எவ்வித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும் எந்த துறைக்காகவும் நில ஆர்ஜித பட்டியல் மாவட்ட வருவாய் அலுவலரால் பெறப்படவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.

3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைபிரிவுக்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைபிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களால் இரத்து செய்யப்படும்.

4. குறைந்த வருவாய் பிரிவினர்களுக்கான E.W.S மனை எண்கள்: 99-150, 171-184, 378-437 வரையிலான மனைகளை மனை உட்பிரிவு / மனை உபயோக மாற்றம் மனை ஒருங்கிணைப்பு செய்தல் கூடாது.

**ம.வ / ந.ஊ.இ.எண்: 57 / 2025**

**நகர் ஊரமைப்பு இயக்குநர்**

Signature valid
Signature valid

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.