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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 04/2024-25

Date: 8/29/24 10:11 AM

From:

Village Panchayat

Anaikaraipatti

To :

Tmt.P.Janani,Door No: 29, Alagu Santhu,Bodinayakanur Municipality, Bodinayakanur Taluk,Theni District-625 513.

Online Application Number: KGVVU7GQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Bodinayakanur Taluk / Panchayat Union, Anaikaraipatti Panchayat, Bodinayakanur Revenue Village, S.Nos. 586/3B2 and 586/3C1 - Site Extent of 1527.00 sqm -Technical Clearance issued - Reg.

Ref :

1. Applicant Tmt.P.Janani, Online Application No. KGVVU7GQ, Dated: 16.08.2024
2. District Town and country planning Office, Theni District Letter No .THENI / KGVVU7GQ / 2024/TCP (Road Patten issued
dated: 19.08.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/5867/2024, dated. 12.08.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Tmt.P.Janani, letter dated. 21.08.2024 (Local body Gift deed document no.4308/2024, dated: 20.08.2024 and
TANGEDCO Gift deed
document no.4309/2024, dated: 20.08.2024).
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: 19.08.2024 and 21.08.2024 (requesting payment of OSR amount, Centage Fee,
Development Charge fee
and Sub Division Charges,).
15. Applicant Tmt.P.Janani, letter Dated: 21.08.2024 (Payment of OSR amount, Centage Fee, Development Charge fee and
Sub Division Charges
paid,).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
18. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024
19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024
20. Block Development Officer, Bodinayakanur Panchayat Union letter No. 820/2024/Thi3, Dated: 19.07.2024 (Road Maintenance
Certificate)

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 1527 Sq.m. In Anaikarapatti Panchayat, Bodinayakanur Revenue Village Survey Nos - 586/3B2 and 586/3C1. In Continuation Of This, According To The Letter Of Assistant Director of Town And Country Development Department, Roads, Park Land, Land For Local Government Use And Land For Electric Power Plant Have Been Registered And Handed Over To The Panchayat Through Donation. Also, It Has Been Postponed To Pay The Survey Fees And Land use Fees Due To The Panchayat And Give Final Approval After Payment. Land Use Charges Have Been Paid As Per The Letter. The Applicant Has Also Paid The Permit Fees Payable To The Panchayat. The Basic Facilities Required By The Panchayat (Tar Road, Drainage, Street Lights, Drinking Water Facilities, etc.) Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Anaikaraipatti Panchayat Bodinayakanur Revenue Village Survey Nos. - 586/3B2 and 586/3C1 Final Approval is Granted For The Development Of a Technical Estate With An Area of 1527 Sq. meters. In the event that you give any false or false information, after obtaining this permission guarantee, in the future, in the event that you come to this municipality immediately without any prior notice This permit guarantee will be canceled and appropriate action will be taken against them and they are hereby informed that the permit guarantee obtained from the local authority is not valid.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Theni*
*Date:2024.08.29 10:11:03*

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

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# 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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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.