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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 9/29/25 2:15 PM

From:

Executive officer

3/7.,Kamatchiamman Kovil 4th lane,Odaipatti,Uthamapalayam(Tk),Theni(Dt),625540

To :

A.Muthuvel, R.Azhagarswamy
No 34 Ward 17 VOC Nagar 5th Street
SBS House Chinnamanur Taluk
Theni District.

Online Application Number: 893WEVSH

Sir/ Madam,

Sub :

Residential Layout - Office of Odaipatti Town Panchayat - Theni District Village Survey No 4/1C1B Site Extent of 9963.00 Techincal clearance issued - Final Order - Issued

Ref :

1. Applicants Thiru.A.Muthuvel and Thiru.R.Azhagarswamy, Online Application No 893WEVSH, Dated:20.12.2024.
2. District Town and country planning Office, Theni District Letter No. THENI/ 893WEVSH /2024/TCP (Road Patten issued
dated:04.03.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/8892/2024, dated.16.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Thiru.A.Muthuvel and Thiru.R.Azhagarswamy, letter dated.24.03.2025 (Local body Gift deed document
no.1234/2025, dated:21.03.2025 and
TANGEDCO Gift deed document no.1235/2025, dated:21.03.2025).
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:04.03.2025 and 24.03.2025 (requesting payment of OSR fee, Centage Fee,Development Charge fee and Sub DivisionCharges,).

Body:

Residential Layout application No. SWP 893WEVSH submitted on 20.12.2024 Odaipatti Town

Panchayat/Village S.No. 4/1C1B- Site Extent of 9963.00 SqMtr at Approval of only 44 (Forty Four)

Numbers Resident plots sought in unsanctioned residential sub division of 2.040 acres.

`The application seeking technical clearance for the proposed formation of residential layout to an extant

9963.00 square meter in the land bearing S.No. 4/1C1Bat Odaipatti Town panchayat Uthamapalayam

Taluk Theni District was processed as per the prevalling rules and after perusing the records and after

conducting site inspection the applicant was directed to handover the potions of land earnmarked for road

Public Purpose Meant for Local body amd TANGEDCO vide referance 15 th citied above.

On receipt of Gift deeds vide referance 15 th cited above and on receipt of payment of Charges such as

OSR Charges and centage charges vide referance 16 th citied above, the technical clearance is issued to

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2025.09.29 14:15:13

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

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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.