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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc.No.THENI / GSHI3UNB/2024,Approval No-01/2024-25

Date: 7/22/24 1:09 PM

From:

Village Panchayat

Angoorpalayam

To :

Diva Projects Private Limited,
1st Floor, #18, #699/700,
Poonamallee High Road,
Aminjikarai,
Chennai – 600 030

Online Application Number: GSHI3UNB

Sir/ Madam,

Sub :

Residential Layout - Office of Angoorpalayam Panchayat – Theni District, UthamapalayamTaluk, Cumbum Panchayat Union, Cumbum Village, comprised in
S.Nos. 556/2, 557, 558/2B1, 559/2, 571 and 573/1, Site Extent of 35786.00 sqm - Technical Clearance issued - Technical Clearance issued -Final Approval

Ref :

1. Applicant M/s.Diva Projects Private Limited, Chennai Online Application No. GSHI3UNB / 2024, Dated:06.04.2024.
2.District Town and country planning Office, Theni District Letter No. THENI / GSHI3UNB / 2024/TCP (Road Patten and OSR Fee issued on dated:27.04.2024).
3.Joint Director of Agriculture department, Theni District Letter No.T1/2870/2024, Dated:26.04.2024
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant M/s.Diva Projects Private Limited, Chennai, Dated:29.04.2024. (Local body Gift deed document no.1735/2024, dated:29.04.2024 and TANGEDCO Gift deed document no.1736/2024, dated: 29.04.2024).
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 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:29.04.2024 (requiring payment of Centage Fee,).
15. Applicant M/s.Diva Projects Private Limited, Chennai, Dated: 30.04.2024
(Payment of Centage Fee,).
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 /GSHI3UNB /2024/TCP(Plot Patten issued dated: 30.04.2024).
18. Demand payment Request Letter, Dated: 16.07.2024 (requisting payment of 3% Land Conversion,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, Uthamapalayam Taluk, Cumbum Panchayat Union, Angoorpalayam Panchayat, Cumbum Village, Comprised in -S.Nos. 556/2, 557, 558/2B1, 559/2, 571 and 573/1, Site Extent of 35786.00 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 27.04.2024. Further the applicant M/s.Diva Projects Private Limited, Chennai, Has gift deed the road, road splay and Public Purpose areas has been handed over to the Local body Gift deed document no. 1735/2024, dated: 29.04.2024 and TANGEDCO Gift deed document no.1736/2024, dated: 29.04.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/42/2024 and enclosed with 2 set of original maps and gift deeded documents has been Submitted and received Local Body Approval with Approval No-01/2024-2025
2. 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

Special Conditions
1.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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

Village

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

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