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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: 03/2024-25
Date:29.07.2024

Date: 7/29/24 5:51 PM

From:

Village Panchayat

Sillamarathupatti

To :

1.Tmt.Kalaichelvi
W/o.Krishnamoorthi, Kundalakesi st,
Muthamil Nagar, Thanjavur dt
2.Block Development Officer (VP),
Panchayat Union,
Bodinayakanur.
3.The Tahisladar,
Bodinayakanur Taluk,
Theni Disttrict.
4.The Assistant Dorector,
Town And Country Planning Office,
Allinagaram,
Theni.

Online Application Number: RL3Y3KLK

Sir/ Madam,

Sub :

Residential Layout-Office of the Assistant Director of Town and Country Planning-Theni District, Bodinayakanur Taluk/Panchayat Union, Sillamarathupatti Panchayat, B.Ammapatti Village, S.No-77/2 Site Extent of 6650 sqm-Technical Clearance-issued-Forwarded for further action-Reg

Ref :

1.Applicant Tmt.K.Kalaichelvi online Application No.RL3Y3KLK, dated:20.12.2023
2.District Town and country planning Office, Theni District Letter No: THENI/RL3Y3KLK/2023/TCP (Road Patten issued dated:01.02.2024)
3.Joint Director, Agriculture department, Theni District letter No:T4/Pave22/2024, dater:04.01.2024
4.Circular from the Director of Town and Country Planning, Rec.No:19799/2020, Dated:04.01.2024
5.Applicant Tmt.K.Kalachelvi letter dated:08.02.2024 (Local Body Gift deed document no:732/2024, dated:07.02.2024 and TANGEDCO Gift deed document no:731/2024, dated:

07.02.2024
6.G.O.79, Housing and Urban Development Department, Dated:04.05.2017
7.G.O.138, Housing and Urban and Development Department, Dated:04.08.2004
8.G.O.18, Department of Municipal Adminstration 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/Nov4(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:30.08.2017
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:01.02.2024 and 13.02.2024 (requesting payament of OSR fee and Centage Fee).
15.Applicant Tmt.K.Kalaichelvi letter Dated:08.02.2024 and 13.02.2024 (Payment of OSR fee and centage Fee paid)
16.Cirular rom 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

Body:

As per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area of 6650 Sq.m. In Theni District Bodinayakanur Panchayat Union Sillamarathpatti Panchayat, B.Ammapatti Revenue Village Survey Nos-77/2 site Extent of 6650. 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 Sillamarathupatti Panchayat Bodinayakanur revenue Village Survey No:77/2 site Final Approval is Granted for the Development of a Technical Estate with Area of 6650 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:2024.07.29 17:51:34

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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