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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/2S7S7UHO/2024/TCP Date : 03/01/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive officer,
Boothipuram Town Panchayat,
Bodinayakannur Taluk,
Theni District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Theni District- Application received for the approval of Layout - Comprised in Survey No. 468/6; 473/1, 473/2, 473/3, 473/4, 473/5A, 473/5B, 473/6A, 473/6B, 473/7; 474/1, 474/2B, 474/7; 490/1, 490/2 and 490/4C in Boothipuram Village, Boothipuram Town Panchayat, Bodinayakkanur Taluk, Theni District - Extent of 13.71 Acres (55475.00 Sq.m) – Layout Plot Pattern Technical Concurrence issued by the Director of Town and Country Planning- Forwarded for further action – Reg

Ref : . Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 2S7S7UHO/2023,
Dated 30.12.2023
2. The Layout Proposal received from M/s SWARNAMAYURA REALTORS through online vide reference 2S7S7UHO/2023, dated:-
01.08.2023, Online Scrutiny fees paid on 02.08.2023
3. The Assistant Director, Theni District Town and Country Planning office Inspection Report of Online Application No. 2S7S7UHO/2023, Dated: 03.08.2023
4. The Director of Town and Country Planning, Chennai. Online Application No. 2S7S7UHO/2023, Dated: 18.12.2023 (Road pattern
issued)
5. Applicant M/s SWARNAMAYURA REALTORS, Gift Deed Doc. No. 12133/2023 & 12134/2023 Dated: 20.12.2023.
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.
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. District Collector, Theni letter Roc. No.1/52406/2022, Dated:-13.01.2023
17. Demand payment Request Letter through online, Dated: 30.12.2023
18. M/s SWARNAMAYURA REALTORS Letter, Dated: 02.01.2024.(Centage payment paid on 02.01.2024 and Flag day fund Demand
Draft dated on 02.01.2024)

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 Boothipuram Village, Boothipuram Town

Panchayat,
Bodinayakannur Taluk, Theni District in the following S.No. 468/6; 473/1, 473/2, 473/3, 473/4, 473/5A, 473/5B, 473/6A, 473/6B, 473/7; 474/1, 474/2B, 474/7; 490/1, 490/2 and 490/4C for the extent of 13.71 Acres (55475.00Sqm) and numbered as LP/DTCP No.
118/2023 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 and on receipt of payment of charges such as Centage, Scrutiny fees 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 7th, 8th and 10th 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
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. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any

person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on 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 3% of the market 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)"

5. As per TNCDBR-2019 the following fee and charges are collected as
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent =55,475.00sqm(13.71Acres)
No. of Plots =189 (Including EWS Plots)
Gifted over to Local Body:
Park-1 =2605.16Sqm
Park-2 =904.62Sqm
Park-3 =458.79Sqm
Layout Road Area =16,399.57 sqm
Local Body Purpose=232.10 sqm(0.59%)
TANGEDCO Purpose =226.62 sqm(0.58%)

Copy to
1.M/sSWARNAMAYURA REALTORS
Mr.Muthugovindan
No.41/21, KMC TOWER,
Allinagaram,
Theni,625531

2. The Tahsildar,
Theni Taluk,
Theni District.

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

4.The Sub Registrar ,
Theni Sub Registrar office,
Theni District.

5. 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	86963	02/08/2023
2	OSR Fee		
3	Centage Charges	60000.00	02/01/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

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.