Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 171/2024 Date: 1/9/25 2:46 PM

From:

Executive officer

12,Ward.9, Sowdamman Kovil Street,Kombai,Uthampalayam (Tk),Theni (Dt),625522

To :

Mrs. P. Balasaraswathi, K. P. Prabhakaran, 172/A, KRR Nagar, Theni.

Online Application Number: 27LA2IME

Sir/ Madam,

Sub :

Regularization of Unauthorized Subdivision – Theni District – Kombai Selection Level Municipality – Surve No. 1186/1A1A1, 1203/4 of 4.67 acres 18920 Sq.mts area regularization and commissioning of proposed plot from 1 to 80 – regarding.

Ref :

Assistant Director of Urban Planning, Theni THENI/27LA21ME/2024/TCP dated 09.04.2024

Body:

Theni District, Uttampalayam Taluk, Gombai Town Panchayat Survey No. 1186/1A1A1, 1203/4, having an area of 4.67 acres 18920 sq.m., has been regularized as per the letter shown in Exhibit-1, upon application to the Executive Officer of Gombai Town Panchayat and the Assistant Director of Urban Planning, Theni, and the following conditions have been made, the Layout Frame Work has been prepared and the Assistant Director of Urban Planning, Theni, as per the details shown in Exhibit-2, has issued technical permission numbered THENI/27LA21ME/2024/TCP dated 09.04.2024 and has been ordered to regularize only 80 plots after collecting the appropriate fees, land use change fee and survey fee. Accordingly, as per the guidelines stated in the government order seen in view-5 and as per the letter of the Assistant Director, Urban Planning, Theni seen in view-2, land use conversion fee and survey fee for 80 plots have been collected and paid to the appropriate government title, and hence, individual plots of different sizes from plot no. 1 to 80 are hereby ordered. A set of plot

division maps for which technical approval has been given is enclosed herewith.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2025.01.09 14:46:29

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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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.