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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: THENI / 6UVTEPDX/ 2025/2025/TCP

Date: 3/7/26 1:25 PM

From:

Village Panchayat

Chinnaovulapuram

To :

Thiru.M.Selvendran,
Thiru.V.Raja,
W-1,136,East Rice Mill Street,
Narayanathevanpatti,
Uthamapalayam Taluk.
Theni District-625521

Online Application Number: 6UVTEPDX

Sir/ Madam,

Sub :

Layout Approval - Theni District, Chinnamanur Panchayat Union, Chinnaovulapuram Village panchayat , Chinnaovulapuram Village, R.S.Nos.39/1B,39/8B and 39/9A- Approving and ordering residential plots constructed on a plot of Site Extent of 9927.00 Sqm

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. The Joint Director, Agriculture Department, Theni District Letter no:T1/7893/2025, Dated.29.10.2025
3. District Town and country planning Office, Theni District Letter No. THENI / 6UVTEPDX / 2025 / TCP Dated:31.10.2025
4. Applicants Thiru.M.Selvendran and Thiru.V.Raja , letter Dated:31.10.2025 and 04.11.2025 (Payment of OSR Fee,Centage Fee,Development Charge fee and Sub Division Charges paid,).

Body:

Theni district,Uthamapalayam Taluk, Chinnamanur panchayat union, Chinnaovulapuram village panchayat,Chinnaovulapuram village, survey Nos 39/1B,39/8B and 39/9A Site Extent of 9927.00 Sqm . With reference to the 3rd Cited letter Technical clearance and approval

(Approved Number : LP/AD DTCP (TD)NO:SWP/140/2025) has been given by the Assistant Director of District Town and Country Planning Office, Theni.
As per TNCDBR-2019 the following fee and charges are collected as
Fees Paid Details

Sl. No.	Charges	Amount in Rupees	Paid Date
1	Scrutiny Fees	14891.00	22.10.2025
2	OSR Fees	546017.00	04.11.2025
3	Centage Charges	15300.00	04.11.2025
4	Sub Division Charges	20400.00	04.11.2025
5	Development Charges	1985.40	04.11.2025

Under rule 9 of the Indian Stamp Act, 1899 (Central Act 2-1899) clause 47AA concerned the 3% Market Land Value as Land conversation charges Rupees 230000/-(Two Lakh and Thirty Thousand only) has been paid to the appropriate Government head vide e-Challan No.20260306034393, dated 06-03-2026.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent = 9927.0 Sqm
No.of Plot =47 Nos
(Plot Nos- 01 to 47)
Gifted over to Local Body:
Layout Road Area : 3015.39 Sqm
Local Body Purpose : 43.66Sqm (0.63%)
Gifted over to TANGEDCO
TANGEDCO Purpose : 43.49Sqm (0.63%)

It is here by declared that administrative permission is granted subject to the following conditions for their 47 numbered plots in the above mentioned survey numbers.
CONDITIONS
1. Alteration of plot sizes, layout of roads, sizes, general allotment sizes and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior permission of the Panchayat.
2. Corners of plots located at the intersection of two roads should be laid with the turn shown on the approved map.
3. No plot shall be sold, leased, transferred in any other manner or any building erected on any plot before the fulfilment of the above two conditions.
4. Any plot shown in the approved map should be used for residential construction other than plots for public purposes, and only where change of land use is requested for those mentioned in Residential Use as mentioned in TNCDBR 2019, the permission of the Panchayat will be given after obtaining the permission of Urban Development Department.
5. If a low voltage – high voltage transmission line – telegraph line is laid through the plot, the line shall be shifted to the edge of the road or as shown on the approved subdivision map.
6. The hollowed part of the plot should be raised to street level.

Village

Signature valid
Signed by: Village Panchayat President
Location:Theni
Date:2026.03.07 13:25:56

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

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

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.