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RE REGULATORY RECORD

# RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: THENI / RHEY2MYQ / 2024 Approval No- 06/2023-2024

Date: 3/7/24 5:18 PM

From:

Village Panchayat

Unjampatti

To :

Thiru.M.Mohankumar,
W2-B4/74, Main Road,
Annanji, Unjampatti
Theni Taluk,
Theni District – 625 531

Online Application Number: RHEY2MYQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Theni Taluk / Panchayat
Union, Unjampatti Panchayat / Village, S.Nos- 195/2A1A2, 197/2, 197/3 and 199/4 Site Extent of 7700 sqm - Technical
Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.M.Mohankumar Online Application No. RHEY2MYQ, Dated: 03.01.2024
2. District Town and country planning Office, Theni District Letter No .THENI / RHEY2MYQ /2024/TCP (Road Patten issued
dated: 02.02.2024).
3. Joint Director, Agriculture department, Theni District letter No.T4/142/2024, dated 24.01.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.M.Mohankumar letter dated. 09.02.2024 (Local body Gift deed document no.1023/2024, dated: 07.02.2024
and TANGEDCO Gift deed document no.1024/2024, dated: 07.02.2024).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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: 02.02.2024 and 13.02.2024 (requisting payment of OSR Fee and Centage Fee,).
15. Applicant Thiru.M.Mohankumar letter Dated: 09.02.2024 and 13.02.2024 (Payment of OSR Fee and Centage Fee paid,).
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 / RHEY2MYQ /2024/TCP (Plot Patten issued
dated: 14.02.2024).
18. Demand payment Request Letter, Dated: 16.02.2024 and 02.03.2024 (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, Theni Taluk / Panchayat Union, Unjampatti Panchayat / Village, S.Nos- 195/2A1A2, 197/2, 197/3 and 199/4 Site Extent of 7700 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 02.02.2024. Further the applicant Thiru.M.Mohankumar have gift deed the road road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no. 1023/2024, dated: 07.02.2024 and TANGEDCO Area vide Gift deed document no. 1024/2024, dated: 07.02.2024.and Local body Inspection has been done and paid all the local body fees 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 Approval No-06/2023-2024 dated 07.03.2024 and enclosed with 2 set of original maps and gift deeded documents has been received with it.
2..After the approval of the local body. 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.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Theni*
*Date:2024.03.07 17:18:51*

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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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.