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: 27/2024 **Date:** 1/20/26 5:52 PM

From:

Executive officer

49A,Ward 6 Suruli Road,Kamayagoundanpattti,Uthamapalayam(Tk),Theni(Dt),625521

To :

Tmt.M.Thamilselvi,
Omsree Viswasirasini Balarishi Thavakkudil,
7/133, Maasthi Goundanpathi,
Thirumalaiyampalayam Village,
Othakkalmandapam Via,Coimbatore – 641 032.
(Ward 2 North Veli Street (Suruli Road)
Kamayagoundanpatti – 625521)

Online Application Number: ST3DOJDA

Sir/ Madam,

Sub :

Commercial Sub Division - Theni District - Theni Zone - Kamayagoundanpatti Town Panchayat, Uthamapuram Village, Comprised in S.Nos. 717/1 – Site Extent of 7399.00 sqm - Technical Clearance issued – Final approval with conditions – Reg.

Ref :

1) Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Theni

Technical Approval No. THENI / ST3DOJDA / 2024 / TCP/2024/TCP, Dated. 04.11.2024

2) Applicant Tmt.M. Thamilselvi, Online Application No. ST3DOJDA, Dated: 03.10.2024

12) Kamayagoundanpatti Town Panchayat Resolution no. 174, Dated.30.12.2025
13) Related documents

Body:

Order,

The Joint Director / Deputy Director / Assistant Director of Town and Country Planning Department, Theni With reference to the 1st Cited letter applicant has requested for the approval of Commercial Sub Division- Theni District, Uthamapalayam Taluk, Kamayagoundanpatti Town Panchayat, Uthamapuram Village, Comprised in S.Nos. 717/1 – Site Extent of 7399.00 sqm Technical Clearance issued

As per the details given in the reference to the 3rd Cited of the Applicant Tmt. M. Thamilselvi, the amount for OSR has been paid under the appropriate heading.

With reference to the 4th. cited 5th cited, 6th cited 7th cited and 8th cited Government order 79 Housing and Urban Development Department, Dated. 04.05.2017 Accordingly, arrangements have been made to collect the land Convertion fee amount and the amount has been collected for the Plot as per the following details as shown in reference to the 12th cited.

Sl. No.	Charges	Amount in Rupees	Paid Date
1)	3% Site Assessment Fee	54900	29.12.2025
2)	Research Fee	33000	29.12.2025
3)	Vacancy Tax	620989	29.12.2025
4)	LC	62099	29.12.2025
5)	Deposit	183000	29.12.2025
6)	EB Pole Fee	225000	29.12.2025
7)	Scrutiny Fee	1000	29.12.2025

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2026.01.20 17:52:21

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.