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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025
18.04.2024

Date: 4/18/24 11:40 AM

From:

Village Panchayat

Nagalapuram

To :

1) Thiru.P.Rajaram,
No-74/1, Shop Street,
Chettupattu,
Polur Taluk,
Tiruvannamalai District – 606 801
2.Block Development Officer (VP),
Bodinayakanur Panchayat Union,
Theni District.
3.The Tahsildar,
Bodinayakkanur Taluk,
Theni District.

Online Application Number: CQQERZNY

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Bodinayakkanur Taluk /
Panchayat Union, B.Nagalapuram Panchayat, Rasingapuram Village, S.No- 447/6 Site Extent of 9550 sqm - Technical
Clearance issued

Ref :

1. Applicant Thiru.P.Rajaram Online Application No. CQQERZNY, Dated: 28.01.2024
2. District Town and country planning Office, Theni District Letter No .THENI / CQQERZNY /2024/TCP (Road Patten issued
dated: 03.02.2024).
3. Joint Director, Agriculture department, Theni District letter No.T4/9561/2023, dated 05.12.2023
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.P.Rajaram letter dated. 10.02.2024 (Local body Gift deed document no.791/2024, dated: 09.02.2024 and

TANGEDCO Gift deed document no.795/2024, dated: 09.02.2024).
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: 03.02.2024 and 13.02.2024 (requisting payment of OSR Fee and Centage Fee,).
15. Applicant Thiru.P.Rajaram letter Dated: 10.02.2024 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. 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,
Bodinayakkanur Taluk / Panchayat Union, B.Nagalapuram Panchayat, Rasingapuram Village, S.No- 447/6 Site Extent of 9550
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 03.02.2024. Further the applicant Thiru.P.Rajaram 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. 791/2024, dated: 09.02.2024 and
TANGEDCO Area vide Gift deed document no. 795/2024, dated: 09.02.2024. Hence, this residential layout has been approved
with
below conditions.
Also, the applicant should provide the basic facilities required for the panchayat such as road, street lights, overhead water tank and drinking water drainage. Also, if the panchayat is informed that these basic facilities are not provided, the grant will be canceled without any prior notice.Subject to the above conditions, final approval is given for technical approval for 41 flats measuring 9550 Sq.m., Bodhinayakanur Taluk / Panchayat Union, Nagalapuram Panchayat, Rasingapuram Village, Survey.No-447/6.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.04.18 11:40:16

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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