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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 / U1J6U26C / 2025 / TCP/2025/TCP

Date: 2/24/26 5:47 PM

From:

Village Panchayat

Koduvilarpatti

To :

The President / The Special Officer,
Koduvilarpatti Panchayat,
Theni Panchayat Union,
Theni Taluk,
Theni District.

Online Application Number: U1J6U26C

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Theni Taluk / Panchayat
Union, Koduvilarpatti Panchayat / Village, S.Nos.403/1A, 403/2A2 and 403/4B - Site Extent of 4581.00 Sqm - Technical
Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicants Thiru.D.Kumaravel and Thiru.R.Ravi, Online Application No. U1J6U26C, Dated:13.11.2025.
2. District Town and country planning Office, Theni District Letter No. THENI/ U1J6U26C /2025/TCP (Road Patten issued
dated:27.11.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/8423/2025, dated.19.11.2025
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Thiru.D.Kumaravel and Thiru.R.Ravi, letter dated.01.12.2025 (Local body Gift deed document no.10522/2025,
dated:29.11.2025 and
TANGEDCO Gift deed document no.10521/2025, dated:29.11.2025).
6. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017 and G.O. Ms. No.53, Housing and Urban

Development
Department, Dated: 28.03.2025.
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
Ref :
14. Demand payment Request Letter, Dated:27.11.2025 and 01.12.2025 (requesting payment of OSR fee, Centage Fee,
Development Charge fee and Sub
Division Charges,).
15. Applicants Thiru.D.Kumaravel and Thiru.R.Ravi, letter Dated: 01.12.2025 (Payment of OSR Fee, Centage Fee,
Development Charge fee and Sub
Division Charges 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
18. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification
No.28, Part-II, Sec-2,
Dated. 10.07.2024) (Development Charge)
19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding
Development Charges Collection)

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni Taluk /
Panchayat Union,
Koduvilarpatti Panchayat / Village, S.Nos.403/1A, 403/2A2 and 403/4B - Site Extent of 4581.00 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 27.11.2025. Further the applicants Thiru.D.Kumaravel and Thiru.R.Ravi, 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.10522/2025, dated:29.11.2025 and TANGEDCO Area vide Gift
deed document
no.10521/2025, dated:29.11.2025. Hence, this residential layout has been approved with below conditions.

Village

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.