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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/LX5T5TP2/2025/TCP/2025/TCP

Date: 4/11/25 6:29 PM

From:

Village Panchayat

Sankarapuram

To :

Thiru.S.Arun Chackaravarthy,
S/o.Seennaiyan,
No.37, Sowdamman Kovil Street,
Vadaputhupatti,
Periyakulam Taluk.
Theni District-625531

Online Application Number: LX5T5TP2

Sir/ Madam,

Sub :

Layout Approval - Theni District, Chinnamanur Panchayat Union, Sankarapuram Village Panchayat , Sankarapuram Village, R.S.Nos. 20/5A and 20/5B- Approving and ordering residential plots constructed on a plot of Site Extent of 4200.00 Sqm (1Acre 4Cent):-

Ref :

1. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
2. District Town and country planning Office, Theni District Letter No. THENI / LX5T5TP2/ 2025 / TCP/2025/TCP Dated:20.03.2025
3. The Joint Director, Agriculture Department, Theni District Letter No:T1/1261/2025, Dated.05/03/2025
4. Applicant Thiru. S. Arun Chackaravarthy letter Dated:20.03.2025.

(payment Of OSR Fee,,Development Charge Fee And Sub-Division Charges Paid)

Body:

Theni district, Uthamapalayam Taluk, Chinnamanur panchayat union, Sankarapuram village panchayat, Sankarapuram village, Survey Nos 20/5A and 20/5B Site Extent of 4200.00 Sqm (1 Acre 4Cent). With reference to the 2nd Cited letter Technical clearance and approval (Approved Number : LP/AD DTCP (TD)NO:SWP/38/2025) 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	6300.00	14.03.2025
2	OSR Fees	77346.00	20.03.2025
3	Centage Charges	5400.00	20.03.2025
4	Sub Division Charges	7200.00	20.03.2025
5	Development Charges	840.00	20.03.2025

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 37440/-(Thirty Seven Thousand Four Hundred and Fourty only) has been paid to the appropriate Government head vide e-Challan No.20250407005392, dated 07-04-2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent = 4200.00 Sqm (1Acre 4Cent)
No.of Plot = 15 Nos
(Plot Nos- 01 to 15)
Gifted over to Local Body:
Layout Road Area : 1621.77Sqm
Local Body Purpose : 13.50 Sqm (0.52%)
Gifted over to TANGEDCO
TANGEDCO Purpose : 13.50 Sqm (0.52%)
Park Land(OSR Land 10%) Was not Alloted instead of that Equal Land Value Amount as Per Government Guidline Value was Paid into appropriate Government head.

It is here by decreed that administrative permission is granted subject to the following conditions for their 15 numbered plots(1 to 15) 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.

Signature valid
Signed by: Village Panchayat President
Location:Theni
Date:2025.04.11 18:29:10
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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+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.