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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2025

Date: 8/21/25 10:33 AM

From:

Executive officer

26,South car street,Uthamapalayam ,Uthamapalayam (Tk),Theni(Dt),625533

To :

Chelladurai
S/o Kalyani Devar
28B 4(1) 13th Sandu
Varatharajapuram East
Cumbum Municipalty
Uthamapalayam TK

Online Application Number: 4LF0ZTKJ

Sir/ Madam,

Sub :

Residential Layout – Office of the Town Panchayat Uthamapalayam –Theni District,UthamapalayamTaluk/Town Panchayat,Uthamapalayam (South) Village, S.Nos. 1981/1 and 1981/2- Site Extent of 6150.00 Sqm - Technical Clearance Received - Final Order Issued – Reg.

Ref :

1. Applicant Thiru.K.Chellathurai, Online Application No 4LF0ZTKJ, Dated:14.03.2025.

2. District Town and country planning Office,TheniDistrictLetterNo. THENI/4LF0ZTKJ/2025/TCP(RoadPattenissued dated:20.03.2025).

3. The Joint Director, Agriculture department, Theni District letter No.T1/1041/2025, dated.25.02.2025.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. ApplicantThiru.K.Chellathurai,letterdated.27.03.2025(LocalbodyGiftdeeddocumentno. 618/2025,dated:26.03.2025and TANGEDCO Gift deed document no.619/2025, dated: 26.03.2025).

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,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.O.16Departmentof

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.

Body:

The applicant Thiru.K.Chellathurai,have gift deed the road,roads play area and Public Purpose are as has been handed over to the Local body vide Gift deed document no.618/2025, dated:26.03.2025 and TANGEDCO Area vide Gift deed document no.619/2025,dated:26.03.2025. Hence, this residential layout has been approved with below conditions.

1. As per circular cited in13th,it is in formed to send the proceeding orders and maps to the concerned Thasildhar to up date in Tamilnilam website

Special Conditions
1.a)Withreferencetothe8thcited,9thcitedand17thcitedletter,ifthelocatedsiteliesintheMunicipal/Corporationare as:The Owners/developers shall be allowed either to carry out infrastructuredevelopmentworksasperthestandardsspecifiedbythelocalbodyconcernedortopaytheestimateco sttothe local body. Concerned local body shall prescribe the standards for theprovisionsofbasicinfrastructurelikeroads,drains,watersupplyetc,forthelayoutasperexistingrules.Beforetaki ngoverthe infrastructure developed by the owners /developers, the local bodiesshallensurethequalityofworksdonebytheowners/developers.Reasonableperiodtobeprescribedfor upkeep/maintenance of the roads and drains by the owners/ developers. Whereverlayoutsdevelopataslowpace,themaintenanceperiodshallbeextendedtill60%oftheplotsdevelopedint helayout or 5 years whichever is later.

b)OtherthanMunicipal/Corporationareas:Shallcollectthenecessaryfeesandissuethefinallayoutsketch,permito fplanning authority along with the permit of local body to the applicant (s)

directly,onlyafterensuringthattheapplicantlaystarroads,provideotheramenitieslikestormwaterdrains,watersupplyfacilities by constructing required OHT, provide necessary street lights
etc., as per the standards specified by the local body

2.
Withreferencetothe11thcited,theconcernlocalbodymustissuethefinalapprovalAftertransferofearmarkedroads,Local body area and TANGEDCO areaS.F.No sub-division in favor
concern local body.

3.
TheTamilNaduGovernmentinG.O.Ms.No.112,HousingandUrbanDevelopmentDepartment,dated22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act
2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project orpartofitonlyafterregisteringtheRealEstateProjectwiththeRealEstateAuthority.Theapplicanthasrequestedtofollowthe protocols as per instruction given by TNRERA

4. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, giftdeed, etc) any person wishing to purchase the property must individually asser townership of the property to the applicant. Also, if anyone else dispute arises individual rights over it,

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2025.08.21 10:33:01

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.