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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 12/2/25 3:02 PM

From:

Village Panchayat

Royappanpatti

To :

THOTTIAPPAN M

Online Application Number: BWN8IXHH

Sir/ Madam,

Sub :

Residential Layout - Rural panchayat – Theni District, Uthamapalayam Taluk / Panchayat Union, Rayappanpatti Panchayat / Village, S.Nos.52/1A2, 52/2A and 52/2B1 - Site Extent of 5141.00 Sqm - final Approval-Reg.

Ref :

1. Applicant Thiru. M.Thottiappan, Online Application No. BWN8IXHH, Dated: 06.08.2025
2. District Town and country planning Office, Theni District Letter No. THENI/ BWN8IXHH /2025/TCP (Road Patten issued dated:21.08.2025).
3. The Joint Director, Agriculture department, Theni District letter No.T1/6051/2025, Dated.21.08.2025
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru. M.Thottiappan, letter dated.02.09.2025 (Local body Gift deed document no.1703/2025, dated:01.09.2025 and TANGEDCO Gift deed document no.1704/2025, dated:01.09.2025).
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
14. Demand payment Request Letter, Dated: 21.08.2025 and 02.09.2025 (requesting payment of OSR Fee, Centage Fee,
Development Charge fee and Sub Division Charges,).
Ref :
15. Applicant Thiru. M.Thottiappan, letter Dated: 02.09.2025 and .03.09.2025 (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:

As can be seen in the letter, the petitioner has applied for permission for the residential plot set up in an area of 5141.00 Sqm (23 PLOTS). In Uthamapalayam Union, Rayappanpatty Panchayat, Rayappanpatty Revenue Village Survey No:52/1A2, 52/2A and 52/2B1 . Roads, land for local government use and land for electricity have been registered and handed over to the panchayat through donation deed. Land use change fee has been paid. Also the permit fee payable to the panchayat has been paid. In addition, basic amenities such as road, drainage, are to be provided by the applicant, subject to the conditions that the applicant shall provide the land for the plot of 5141.00 Sqm (23 PLOTS). In Uthamapalayam Union, Rayappanpatty Panchayat, Rayappanpatty Revenue Village Survey No: 952/1A2, 52/2A and 52/2B1- ., Final approval is given and guaranteed

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2025.12.02 15:02:28

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.