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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: 0A8CGUZA/2024/TCP Approval No-01/2024-2025

Date: 10/23/24 1:09 PM

From:

Village Panchayat

Thappukundu

To :

1. T K Ganesh Babu,
M Mohan Kumar,
No.18A/16.17,
Forest road,11th Cross Street,
Theni-Allinagaram,
Theni-625531.

Online Application Number: 0A8CGUZA

Sir/ Madam,

Sub :

Residential Layout - Panchayat Union Office – Theni District, Theni Taluk , Thappukundu Village and Panchayat, Comprised in S.Nos.105/1A, 105/1B – Site Extent of 8200.00 Sqm - Technical Clearance issued -Final Approval

Ref :

1. Applicants Thiru.T.K.Ganesh Babu and Thiru.M.Mohan Kumar Online Application No. 0A8CGUZA, Dated: 31.05.2024.
2. District Town and country planning Office, Theni District Letter No. THENI / 0A8CGUZA/2024/TCP (Road Patten issued dated:
22.07.2024).
3. Joint Director, Agriculture department, Theni District letter No. T1/4537/2024, dated. 15.07.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 10.02.2023.
5. Applicant Thiru.T.K.Ganesh Babu and Thiru.M.Mohan Kumar letter dated. 30.07.2024 (Local body Gift deed document
no.6004/2024, dated: 29.07.2024 and
TANGEDCO Gift deed document no.6005/2024, dated: 29.07.2024).
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: 22.07.2024 and 31.07.2024 (requesting payment of OSR amount, Centage Fee and
Development Charges).
Ref :
15. Applicant Thiru.T.K.Ganesh Babu and Thiru.M.Mohan Kumar letter dated: 30.07.2024 and 05.08.2024 (Payment of OSRamount, Centage Fee and DevelopmentCharges paid).
16.DTCP Approval No :113/2024 dated 05.08.2024.
17. Applicant Thiru.T.K.Ganesh Babu and Thiru.M.Mohan Kumar letter dated: 23.10.2024 and 23.10.2024 (Payment of Land Conversion Fees, Application Fees, Inspectio Fees paid).

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Theni District, Theni Taluk /
Panchayat Union, Thappukundu Villageand Panchayat, S.Nos. 105/1A, 105/1B Site Extent of 8200.00 Sqm - Technical Clearance issued Forwarded for further action in
the continuation, with reference to the2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 22.07.2024.
Further the applicants Thiru.T.K.Ganesh Babu and Thiru.M.Mohan Kumar 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. 6004/2024, dated: 29.07.2024 and TANGEDCO Area vide Gift deed document no.6005/2024, dated: 29.07.2024 has submited and Local Body Approval Has been Approved with approval No-01/2024-2025.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.10.23 13:09:19

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.