Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 6/18/24 10:16 AM

From:

Village Panchayat

Anaikaraipatti

To :

1.Thiru.J.Deva Arputha Singh,
S/o.James,
D.No.10 & 10/1,Subburaj Nagar 9th Street,
Ward-32, Bodinayakanur,
Bodinayakanur Taluk,
Theni District – 625 513,

Online Application Number: L2ILZ7CA

2.Block Development Officer (VP),
Panchayat Union,
Bodinayakanur.
3. The Tahsildar,
Bodinayakanur Taluk,
Theni District.
4.Assistant Director,
Town And Country Planning Office,
Allinagaram,Theni

Sir/ Madam,

Sub :

Residential Layout - Theni District, Bodinayakanur Taluk /
Panchayat Union, B.Anaikaraipatti Panchayat, Bodi Village, S.Nos- 584/1A2, 584/1A1B, 585/1A1A and 585/2A1A, Site Extent of
9094 sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.J.Deva Aruputha Singh Online Application No. L2ILZ7CA, Dated: 22.04.2024
2. District Town and country planning Office, Theni District Letter No .THENI / L2ILZ7CA /2024/TCP (Road Patten issued dated:
14.05.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/2595/2024, dated. 25.04.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:

24.12.2020
5. Applicant Thiru.J.Deva Aruputha Singh letter dated. 18.05.2024 (Local body Gift deed document no.2496/2024, dated:
14.05.2024 and TANGEDCO
Gift deed document no.2497/2024, dated: 14.05.2024).
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: 14.05.2024 and 20.05.2024 (requesting payment of OSR Fee and Centage Fee,).
15. Applicant Thiru.J.Deva Aruputha Singh letter Dated: 18.05.2024 and 23.05.2024 (Payment of OSR Fee and Centage Fee
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
With

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 9094 Sq.m. In Theni District Bodinayakanur Panchayat Union Anaikarapatti Panchayat, Bodinayakanur Revenue Village Survey Nos - 584/1A2, 584/1A1B, 585/1A1A and 585/2A1A. In Continuation Of This, According To The Letter Of Assistant Director of Town And Country Development Department, Roads, Park Land, Land For Local Government Use And Land For Electric Power Plant Have Been Registered And Handed Over To The Panchayat Through Donation. Also, It Has Been Postponed To Pay The Survey Fees And Land use Fees Due To The Panchayat And Give Final Approval After Payment. Land Use Charges Have Been Paid As Per The Letter. The Applicant Has Also Paid The Permit Fees Payable To The Panchayat. The Basic Facilities Required By The Panchayat (Tar Road, Drainage, Street Lights, Drinking Water Facilities, etc.) Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Anaikaraipatti Panchayat Bodinayakanur Revenue Village Survey Nos. - 584/1A2, 584/1A1B, 585/1A1A and 585/2A1A Final Approval is Granted For The Development Of a Technical Estate With An Area of 9094 Aq. meters.This permit is issued only on the basis of the documents submitted by the petitioner and the petitioners themselves. In The Event That You Give any false or false information, after Obtaining This Permission Guarantee, In The Future, In The Event That You Come To This Municipality Immediately Without Any Prior Notice This Permit Guarantee Will Be Cancelled And Appropriate Action Will Be Taken Against Them And They Are Hereby Informed That The Permit Guarantee Obtained From The Local Authority is Not Valid.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.06.18 10:16:08

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.