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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: 02/2024-2025 Date: 6/18/24 3:08 PM

From:

Village Panchayat

Sillamarathupatti

To :

1) Thiru.L.Nagarajan,
D/o.36, Karuppasamy Kovil East 4th Street,
Ward – 20, Bodinayakanur,
Theni District – 625 513.
2.Block Development Officer (VP),
Panchcayat Union,
Bodinayakanur.
3. The Tahsildar,
BodinayakanurTaluk,
Theni District.
4.The Assistant Director,
Town And Country Planning Office,
Allinagaram,
Theni.

Online Application Number: VEALH1UF

Sir/ Madam,

Sub :

Residential Layout - – Theni District, Bodinayayakanur Panchayat Union, Sillamarathupatti Panchayat, B.Ammapatti Village, S.No- 98/4 Site Extent of 4800 sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.L.Nagarajan Online Application No. VEALH1UF, Dated: 05.03.2024
2. District Town and country planning Office, Theni District Letter No .THENI / VEALH1UF /2024/TCP (Road Patten issued
dated: 03.04.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/2083/2024, dated 28.03.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.L.Nagarajan letter dated. 06.04.2024 (Local body Gift deed document no.

1974/2024, dated: 05.04.2024 and
TANGEDCO Gift deed
document no.1975/2024, dated: 05.04.2024).
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: 03.04.2024 and 06.04.2024 (requisting payment of OSR Fee and Centage Fee,).
Ref :
15. Applicant Thiru.L.Nagarajan letter Dated: 06.04.2024 and 08.04.2024 (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

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 4800 Sq.m. In Theni District Bodinayaknur Panchayat Union Sillamarathupatti Panchayat, B.Ammapatti Revenue Village Survey Nos - 98/4 Site Extent of 4800. 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 Sillamarathupatti Panchayat Bodinayakanur Revenue Village Survey Nos. - S.No- 98/4 Site Final Approval is Granted For The Development Of a Technical Estate With An Area of 4800 Aq. meters. 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 canceled 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 15:08:25

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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