

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2024-
2024/SOGATHIUR

Date: 7/26/24 1:04 PM

From:

Village Panchayat

Settikarai

To :

Mr.Durai and Two others,
4/104,NeelapuramPananthoppu village,
Settikarai post,
Dharmapuri – 636704.
Online Application Number;W61EJR0U/2023/TCP

Online Application Number:

W61EJR0U

Sir/ Madam,

Sub :

Sub: Residential Layout – Settikarai Panchayat Office, Dharmapuri – Dharmapuri District –
Dharmapuri Taluk / Panchayat Union – Settikarai Panchayat, Settikarai Village -
S.F.No;533/4B extent 0.52.49 Hectare – Final Approval Issued –
Reg.

Ref :

Ref:

1) Application No (SWP): W61EJR0U/2023/TCP submitted

on 18.10.2023through Single

Window Portal by Mr.Durai and Two others,

2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

31.01.2020.

- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai(Circular)
- 8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
- 9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
- 10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
- 11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
- 12) Letter Roc.No. E2/8251/2023 Dated:27.09.2023 Of Joint Director of Agriculture Department, Dharmapuri District.
- 13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
- 14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
- 15) Road pattern Approved on 25.10.2023
- 16) Payment of OSR charges and Centage charges received from the applicant respectively on 26.10.2023 AND 27.10.2023,
- 17) Gift deed document no.5694/2023 Dateed;26.10.2023.and 5695/2023 Dated .26.10.2023
- 18) Payment of Panchayat Demand fees received from the applicant respectively on .07.2024

Body:

: Residential Layout Application No. W61EJR0U/2023/TCPsubmitted on 18.10.2023.
Dharmapuri District – Dharmapuri Taluk / Panchayat Union – Settikarai Panchayat ,
Settikarai Village S.F.No;533/4B extent 0.52.49 Hectare Hectare.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.07.26 13:04:55



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](#)



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

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

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

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



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.

