

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.

Layout Application - Final Approval Letter



Roc No: 725/2026/A3

Date: 4/28/26 4:47 PM

From:

Village Panchayat

Kalvarpatti

To :

Mr.Ashok kumar T and Mr.K.Jayakumar,
D.No.10/61, Bahadurkhanpet,
Vaigunda Perumal Koil Extension,
Kancheepuram-631 502

Online Application Number:

1MVYVY8O

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning– Dindigul District – Veda sandur Taluk – Veda sandur Panchayat Union – Kalvarpatti Panchayat and Village - S.F.No.309/1A – Extent 2.40 Acres(9710.00Sq.mt)–Application received for residential layout approval- Technical clearance issued - forwarded for further action - Reg

Ref :

1. Applicants Mr.T.Ashok Kumar and Mr.K.Jayakumar ,Online application number:1MVYVY8O, dated: 24.03.2026
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: 1MVYVY8O, dated: 11.03.2026.
3. Joint Director, Agriculture department, Dindigul District, Letter No: Ma.thi.4/1775/2026, dated:02.03.2026.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Mr.T.Ashok Kumar and Mr.K.Jayakumar,Online letter No: 1MVYVY8O Gift deed document No:1057/2026, and Gift deed document no.1058/2026 dated: 16.03.2026
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.

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. 4367/2019/TCP2, Dated: 14.10.2019.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
15. Demand payment request through online Letter No. IMVYVY8O dated: 20.03.2026 (Requiring payment of Centage Fee &Development Fee).
16. Applicant Mr.T.Ashok Kumar and Mr.K.Jayakumar, Payment of Centage Fee,Development Fee, dated: 21.03.2026
- 17.Market Value 3% and Layout approval Fees Challan No:20260428007866 date: 28.04.2026

Body:

Application for layout approval has been scrutinized, and permission is granted for - Kalvarpatty Panchayat / Village- S.F.No.309/1A – Extent 2.40 Acres(9710.00Sq.mt) Veda sandur Taluk Veda sandur Panchayat Union Kalwarpatty Panchayat Veda sandur Village , Dindigul district . The layout is approved, and the ROC NO :IMVYVY8O/2026/TCP , dated:24.03.2026 .TCP has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO: 36/2026 by Town and Country Planning Department . With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District, Veda sandur Taluk, Veda sandur Panchayat Union,Kalwarpatty Panchayat, Veda sandur Village - Kalvaarpatty Panchayat / Village- S.F.No.309/1A – Extent 2.40 Acres(9710.00Sq.mt) continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director(i/c), District Town and Country Planning Office, Dindigul District. Further the Applicant Mr.T.Ashok Kumar and Mr.K.Jayakumar, have Remitted . As per the condition, the layout has been approved by Special Officer Kalvarpatty and Approved number issued Roc:725/2026/A3 Applicant have remitted Rs.138920/- towards Layout Scrutiny fees,Rs.38000/-on Dt:28.04.2026 towards LayoutRs.14400/- towards Layout 3% Market Value and Inspection fees Rs.5000/- on Dt:28.04.2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2026.04.28 16:47:38



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

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



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.

