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REGULATORY RECORD

# RERA Document

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

## Layout Application - Final Approval Letter



Roc No: 02/2024-2025/O.G.P

Date: 11/28/24 11:00 AM

From:

Village Panchayat

Onnappagoundanahalli

To :

Mr.C.MANIKANDAN S/o.Mr.CHINNASAMY,  
# 8, KEDI MUTHALIYAR STREET,  
PAPPARAPATTI TOWN,  
PENNAGARAM TALUK,  
DHARMAPURI - 636809.

Online Application Number:

HXHIEU65

Sir/ Madam,

Sub :

Residential Sub- Division – District Town And Country Planning Office, Dharmapuri – Panchayat Office, Onnappagoundanahalli Village, Dharmapuri District – Pennagaram Taluk – Pennagaram Panchayat Union, Onnappagoundanahalli Panchayat / Village S.F.No.179/2C1 and 183/2A2A - extent 0.14.37 Hectare – Technical Approval Issued – Final Sub-Division Approval issued – Reg.

Ref :

- 1) Application No (SWP): HXHIEU65 submitted on 12.11.2024 through Single Window Portal by Mr.C.MANIKANDAN,
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
- 5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
- 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.16 Department of Municipal Administration and Water Supply, Dated: 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. E2/7666/2024 Dated: 08.11.2024 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) Letter sent to Applicant on 15.11.2024 Regarding to hand over the portion of land earmarked for Road and Park.
- 16) Gift deed document no. -. Dated:-, and -. Dated:-.
- 17) Payment of OSR and Centage charges received from the applicant respectively on 16.11.2024 and 18.11.2024.
- 18) Payment of Layout Approval charges & Land use conversion charges received from the applicant on 27.11.2024.

Body:

**ORDER :**

The application seeking Sub-division Final Approval for the proposed formation of Residential Sub-division to an extent of 0.14.37 Hectare in the land bearing S.F.No.179/2C1 and 183/2A2A at Onnappagoundanahalli Panchayat / Village of Pennagaram Taluk / Panchayat Union, Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for Road and Public purpose Meant for Local body and TANGEDCO.vide reference 15th cited above On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as Centage charges vide reference 17th cited above and Payment of Layout Approval charges & Land use conversion charges reference 18th, the Sub-division Final Approval is issued to the mentioned Residential Sub-division subject to the following conditions.

- 1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned in DTCP as SWP/DTCP/Dharmapuri / Layout No : 145/2024.
- 2) The Final Subdivision Approval is issued to the above mentioned Residential Subdivision and the number is assigned in Localbody as SWP/O.G.P/Pennagaram Union/ Layout No : 02/2024.
- 3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 4) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
- 5) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
- 6) As envisaged under the " Tamil Nadu Real Estate (Regulation & Development ) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or Part of it only after registering the real Estate project with the Real Estate Authority. The applicant has to comply the said provisions.
- 7) The Owners/Developers of the plots are advised to before Start the building works in the approved plots, must be obtained the building planning permission.

Mrs.TAMILSELVI C  
THE PRESIDENT,  
ONNAPPAGOUNDANAHALLI PANCHAYAT,  
PENNAGARAM PANCHAYAT UNION/TALUK,

Village



Signature valid

Signed by: Village Panchayat President  
Location: Dharmapuri  
Date: 2024.11.28 11:00:59



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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