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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01-2023-2024

Date: 2/28/24 12:42 PM

From:

Village Panchayat

Kosapatti

To :

Mr. G. VIMAL and Three others,
D.no. 1/16,
H. Doddampatty village,
Harur Tk, Dharmapuri Dt - 636 903..

Online Application Number: IIB0TW17

Sir/ Madam,

Sub :

Residential Layout – Kosappatti Panchayat Office, Dharmapuri – Dharmapuri District – Harur Taluk – Morappur Panchayat Union - Kosappatti Panchayat , E.Vengiyampatti Village S.F.No. 5/5B1A2 and 6/1B2A2 - extent 0.63.20 Hectare – Already Technical Approval Issued by dtcp, Dharmapuri office, then a final approval Issued - reg,

Ref :

1) Application No (SWP): IIB0TW17 submitted on 15.11.2023 through Single Window Portal by Mr G VIMAL and Three others,
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. E2/8550/2023 Dated: 03.11.2023 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) Letter sent to Applicant on 20.10.2023 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose and TANGEDCO.
16) Gift deed document no. 2311/2023 Dated: 15.12.2023. and 2312/2023 Dated: 15.12.2023.
17) Payment of OSR charges and Centage charges received from the applicant respectively on 20.12.2023 and 21.12.2023.
18) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 27.02.2024.
19) Payment of Demand fees received from the applicant respectively on 28.02.2024



Body:

The Final Approval is issued to the Residential Layout Application No(SWP): IIB0TW17 Submitted on 15/11/2023 – Kosappatti Panchayat Office, Dharmapuri – Dharmapuri District Harur Taluk – Morappur Panchayat Union - Kosappatti Panchayat , E.Vengiyampatti Village S.F.No. 5/5B1A2 and 6/1B2A2 - extent 0.63.20 Hectare

Village

Signature valid
Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.02.28 12:42:27

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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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.