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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. 5RP6BNN1/2024/TCP/2024/TCP

Date : 05/07/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

Ravi Muniyappan,
13C, Pachiyappagounder Street,
Dharmapuri-636701

Sir/ Madam,

Sub : Residential Sub-division– District Town and Country Planning Office, Dharmapuri - Dharmapuri District – Dharmapuri Taluk / Panchayat Union– Annasagaram Panchayat/Village – S.F.No. 478/1B3B and 479/1B2B2- Extent of 0.18.64 Hectare– Technical Approval issued – forwarded for further action –Reg.

Ref :
1) SWP Application No. 5RP6BNN1/2024/TCP received through Single Window Portal from Mr RAVI MUNIYAPPAN
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. E2/672/2024 Dated: 06.02.2024 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) Road pattern Approved on 04.07.2024
16) Payment of OSR charges and Centage charges received from the applicant on 05.07.2024

Order :

The application seeking technical clearance for the proposed formation of Residential Sub-division to an extent of 0.18.64 Hectare in the land
bearing S.F.No. 478/1B3B and 479/1B2B2 at Annasagaram Panchayat/Village of Dharmapuri Taluk, Dharmapuri District was processed as per the
prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as OSR charges and Centage charges vide reference 16th cited above, the technical clearance is issued to the
mentioned Residential Sub division subject to the following conditions.

1) The Technical Clearance is issued to the above mentioned Residential Sub division and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 65/2024

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.

6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions:

1) 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.

2) 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/Subdivision develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout/ Sub division 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.

3) 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.

4) If the Residential Layout/ Subdivision is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.

Head of Account
0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts-AS Receipts under Land use Conversion Charges-
227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

Assistant Director,
District Town and Country Planning Office,
Dharmapuri

To

The President,
Annasagaram Panchayat,
Dharmapuri Taluk,
Dharmapuri District

Order Copy, Residential Sub-division Copy

Copy to

1. The Tahsildar
Dharmapuri Taluk,
Dharmapuri District.

Order Copy, Residential Sub-division Copy
& Revenue Subdivision charges receipt.

2. Assistant Director of Survey,
District Collectorate,
Dharmapuri – 636 705.

Order Copy & Residential Sub-division Copy

3. Stock File - Order Copy & Layout Copy.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2796	07/06/2024
2	OSR Fee	93200	04/07/2024
3	Centage Charges	2400.00	04/07/2024
4	Development Charges		
5	Display Board Charges	1500.00	04/07/2024
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Dharmapuri District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Dharmapuri
Date:2024.07.05 15:49:42

Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 7/10/24 1:37 PM

From:

Village Panchayat

A.gollahalli

To :

Mr. Ravi Muniyappan,
13C, Pachiyappagounder Street,
Dharmapuri - 636 701.

Online Application Number: 5RP6BNN1

Sir/ Madam,

Sub :

Sub: Residential Sub –division – A.Gollahalli Panchayat Office, Dharmapuri District – Dharmapuri Taluk / Panchayat Union – A.Gollahalli Panchayat, Annasagaram Village S.F.Nos. 478/1B3B and 479/1B2B2 - extent 0.18.64 Hectare – Panchayat (Local body) Approval Issued - Reg.,

Ref :

1) SWP Application No (SWP): 5RP6BNN1/2024/TCP submitted on 07.06.2024 through Single Window Portal by Mr RAVI MUNIYAPPAN,
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. E2/672/2024 Dated: 06.02.2024 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 04.07.2024 Regarding to hand over the portion of land earmarked for Park.
16) Payment of OSR charges and Centage charges received from the applicant respectively on 05.07.2024.
17) Payment of Panchayat Demand fees received from the applicant respectively on 09.07.2024.

Body:

Residential Sub – division Application No. 5RP6BNN1/2024/TCP, submitted on 07.06.2024.
Final Approval Issued for Residential Layout – A.Gollahalli Panchayat Office, Dharmapuri District – Dharmapuri Taluk / Panchayat Union – A.Gollahalli Panchayat, Annasagaram Village S.F.Nos. 478/1B3B and 479/1B2B2 - extent 0.18.64 Hectare.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Village

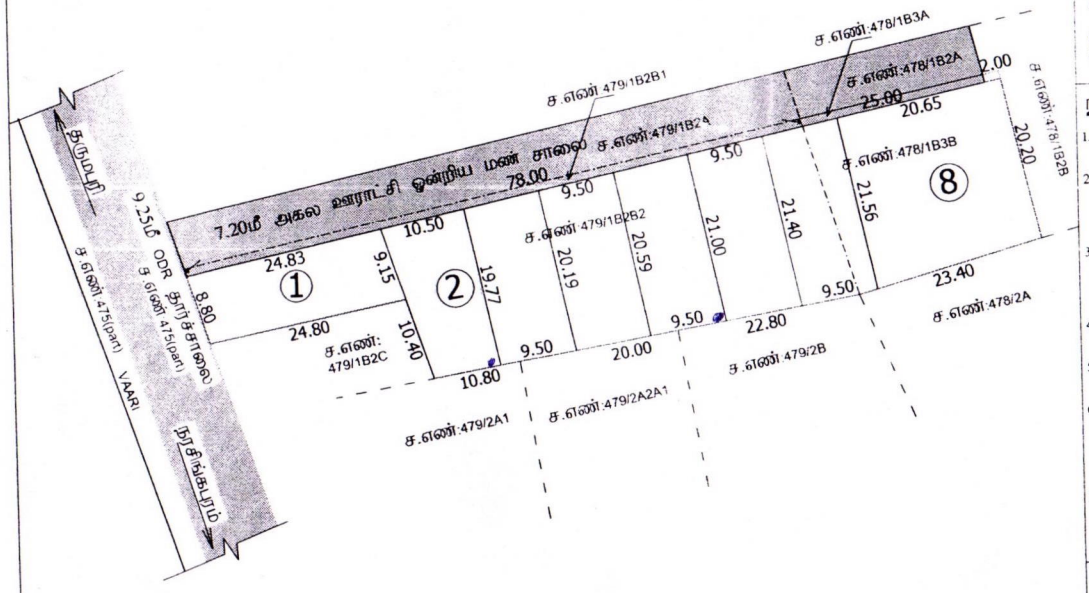
Signature valid
Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.07.10 13:37:16

தருமபுரி மாவட்டம்
மாவட்ட நகர் ஊரமைப்பு அலுவல

தருமபுரி மாவட்டம், தருமபுரி வட்டம் மற்றும் ஊராட்சி, மற்றும் கிராமம் ச.எண்: **478/1B3B,479/1B2E** மனைஉட்பிரிவிற்கான தொழில் நுட்ப ஒப்புதல் வரை

ளவு : 1:400 (அளவுகள் மீட்டரில்)

இணையதள விண்ணப்ப எண் : SRP6BNN1



Signature valid Signature valid

குறிப்பு :

மனைஉட்பிரிவின் பரப்பு	-	0.18.64 ஹெக்டர்
ஒதுக்கிய மனைகள்	-	8
மனைஉட்பிரிவின் எல்லை	-	
நிலையிலுள்ள சாலை	-	

பொது ஒதுக்கீடு

மனைஉட்பிரிவின் பரப்பு	-	1864.00 ச.மீ
10% பொது ஒதுக்கீடு (பூங்கா)	-	186.40 ச.மீ

10% பொது ஒதுக்கீட்டிற்கு (186.40 ச.மீ) உரிய தொகையை அரசு வழிகாட்டி மதிப்பீட்டின்படி மனுதாரால் **செலுத்தப்பட்டு உள்ளது**

நிபந்தனைகள்

1. அரசாணை எண் 181 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சி துறை நாள் 09.12.2020-ன் படி நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
2. இம்மனைஉட்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்த துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும் எந்த துறைக்காகவும் நில ஆர்ஜிதப்படியல மாவட்ட வருவாய் அலுவலருக்கு அனுப்பபடவில்லை என்றும் அனைசாகரம் ஊராட்சி தலைவர அவர்கள உறுதி செயது கொள்ள வேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கபபட ஆவணங்கள் சரியானவையல்ல என்றும் அறியபபட்டலோ அல்லது மனைஉட்பிரிவுக்கு தொழில் நுட்ப ஒபபுதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடும் சூழ்நிலை ஏற்படின் மனைஉட்பிரிவு வழங்கப்பட்ட தொழில் நுட்ப ஒபபுதல எவவித முன்னறிவிபபும் இன்றி நகர ஊரமைப்பு இயக்குநர் சென்னை அவர்களால் ரத்து செய்யபபடும்.
4. விற்பனைக்குண்டான மனைகள் விற்பனை செய்யும் போது இவ்வரைபட நகலோடு நகர ஊரமைப்பு துறையில் ஒபபுதல் அளிக்கப்பட்ட ஆணையின் நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கபபட வேண்டும்.
5. ஒபபுதல் அளிக்கபபட்ட மனைஉட்பிரிவு வரைபடத்தை எந்த வித மாற்றம் விடுதலின்றி மனைஉட்பிரிவு நுழை வாயிலில் 6' X 4' அளவிலான நிரந்தர தகவல் பலகை முலம் பொதுமக்கள பார்வைக்கு நிரந்தரமாக பிரகரிக்கப்பட வேண்டும்.
6. நகர் ஊரமைபபு துறை சட்டப்பூர்வமாக தொழில்நுட்ப அனுமதி அளிபபதின் மூலம் விண்ணப்பதாரரின் பேரில் உள்ள நில உரிமையை உறுதிப்படுத்தவில்லை தொழில்நுட்ப அனுமதி அளிபபதற்கு முனபு விண்ணபபதாரரின் விண்ணபபத்துடன் சமர்பித்த ஆவணங்களில் (கிரையப்பத்திரம் குத்தகை பத்திரம் பட்டா தானபத்திரம் பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிப்பார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமையுள்ளதா என்று பார்க்கப்படுகிறது.
7. **The Tamil Nadu Government In G.O.Ms.No.112 Housing And Urban Development Department Dated 22.06.2017 Have Approved The Tamil Nadu Real Estate(Regulation& At 2016 The Promoter Has to Advertise.Market.book sell(or)offer For Sale(or)Invite Person To Purchase In Any Plot.Apartment (or)Building as The Case May Be. in Any Real Estate Project Of It Only After Registering The Real Estate Project With The Real Estate Regulatory Authority.**

ம.வ/மா.ந.ள.அ (த.மா) (SWP) எண்: 65/2024

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தருமபுரி மாவட்டம்.

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

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.