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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-27/VP **Date:** 5/15/26 6:24 PM

From:

Village Panchayat

Vilpatti

To :

Mr.C.Nathmal,
Door No. 36, Pillaiyar Koli Street, Triplicane Town,Triplicane,
Mylapore,Chennai,600005

Online Application Number: V8JFMMZF

Sir/ Madam,

Sub :

Residential Layout (HACA) - Dindigul District –Kodaikanal Taluk – Kodaikanal Panchayat Union – Villpatti Panchayat and Village - S.F.No.454/4A1, 454/4A2 and 454/5A1 – Extent 2.42 Acres(9813.00Sq.mt) - Reg.

Ref :

1. Applicants Mr.C.Nathmal ,Online application number: V8JFMMZF, dated: 09.01.2026.
2. District Collector, Dindigul District Concurrence, dated 12.03.2026
3. Architectural and Aesthetic Aspects Committee (AAA) Resolution No.3, dated.27.02.2026
4. Deputy Director, District Town and country planning Office, Dindigul District 20.03.2026.
5. Joint Director, Agriculture department, Dindigul District, Letter No: Ma.thi.4/609/2026, dated:23.01.2026.
6. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
7. Applicants Mr.C.Nathmal,Onlineletter No: V8JFMMZF Gift deed document no.871/2026 and 872/2026 dated: 02.04.2026
8. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
9. G.O.Ms.No.120, Department of Municipal Administration and Water Supply, dated 03.06.1993(Tamil Nadu District Municipalities(Hill Stations) Building Rules,1993).
10. G.O.Ms.No.44, Planning and Development Department, dated 02.04.1990.
11. G.O.Ms.No.49, Housing and Urban Development Department, dated 24.03.2003.
12. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
13. G.O.53, Housing and Urban Development Department, dated: 28.03.2025

14. 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.
15. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
16. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
17. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
18. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
20. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
21. Principal Secretary, Housing and Urban Development Department Roc no.15535/UD4(3)/2019-2, dated. 18.02.2020 (HACA
Simplification Regarding).
22. Principal Chief Conservator of Forests, Chennai -15, LetterRoc No. K.Dis.No.HOTNFD/3423/2025-TS4 dated 18.12.2025.
23. Assistant Director (i/c), Geo Technical Centre, report Roc No. 101-22/GTC/2025, dated.17.06.2025.
24. Revenue Divisional officer, Kodaikanal Letter ...2499/2025/5, Dated: 02.01.2026
25. Demand payment request through online Letter No. V8JFMMZF dated: 10.04.2026

Body:

Application for layout approval has been scrutinized, and permission is granted for S.F.No.454/4A1, 454/4A2 and 454/5A1 – Extent 2.42 Acres(9813.00Sq.mt) of Dindigul District –Kodaikanal Taluk – Kodaikanal Panchayat Union – Villpatti Panchayat and Village . The layout is approved, and the ROC NO : DLG/V8JFMMZF/2025/2026/TCP has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO: 50 / 2026 by Town and Country Planning Department.
Special Conditions:
1. (a) With reference to the 14th cited and 15th cited letter, if the located site lies in the Municipal/ Corporation areas: After
collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the Applicants, the final layout sketch, permit of planning
authority along with approval of Local body shall be issued to the Applicants(s) directly. b) Other than Municipal/ Corporation areas: Local body shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the Applicants (s) directly and also after ensuring that the Applicants lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing of necessary street lights etc., as per the standards specified by the local body.
2. With reference to the 17th cited and 18th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas, TANGEDCO S.F.No subdivision in favor concern local body& TANGEDCO. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy director on 31.07.2024. Further the Mr.S.MANIMARAN,has gift deed the road, road splay,and Public Purpose, Tangedco areas has been handed over to the local body on 02.08.2024.Hence, this residential layout has been approved.

As per the condition, the layout has been approved by The special officer / Panchayat President and Approved number issued ROC as 01/2026-27/VP. and enclosed with 2 set of original maps and gift deeded documents.

Village

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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