

RE

REGULATORY RECORD

RERA Document

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Town and Country Planning Department(Planning Permission)

No. 14, Vivegananda nagar, Dindigul, 624001.

Date : 12/01/2023

ROC No. BWT79CNB

/ 2022 / TCP

From:

Joint Director / Deputy Director / Assistant Director
No.14, Vivegananda nagar, Dindigul, 624001.

To :

Veerappan,35, Pandiyan Nagar, 3rd Street, Dindigul.,.

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Agaram Town Panchayat , Dindigul West Taluk, Agaram Village, Dindigul district, S.F.No. 1234/1A1, 1258/5A2, 6A, 7A, 8A - extent of 3.41 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.Veerappan BWT79CNB Letter, Dated: 02.11.2022.

2.District Town and country planning Office, Dindigul District Letter No. BWT79CNB.(Road pattern issued on dated: 16.11.2022).

3.Joint Director Agriculture department, Letter No. Mathi 4/9133/2022, Dated: 30.09.2022.

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.Applicants Mr.Veerappan BWT79CNB Letter, Dated: 30.12.2022.(Gift deed document no. 9889/2022, 9890/2022, dated: 30.11.2022).

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.320/ 2022/TCP3, Dated:07.01.2022

14.Demand payment Request BWT79CNB Letter, Dated: 02.01.2023 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants Mr.Veerappan BWT79CNB Letter, Dated: 05.01.2023.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCD BR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	20699	02/11/2022
2	OSR Fee		
3	Centage Charges	26400.00	05/01/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Certification signature by
Rameshkumar Vaidya Unknown
Signed by: Deputy Director
Location: Dindigul
Date: 2023.01.12 20:47

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

Dindigul District.

Enclosure

1. Layout original map and Condition – 2 set

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

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

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

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,
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