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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26/VP **Date:** 9/3/25 12:30 PM

From:

Village Panchayat

Noothalapuram

To :

Thiru.R.Ponnaiah & Thiru.R.Elango,
S/O RAJU,12.1.445,MAIN ROAD VADIPATTI,
MADURAI,Vadipatti,Madurai,625218.

Online Application Number: AQMR3ZBS

Sir/ Madam,

Sub :

Residential Layout- Dindigul District – Nilakkottai Taluk –Noothulapuram Panchayat / Village - S.F.Nos.438/3B,3C,3D,3E – Extent 0.91 Acres (3683.00 Sq.Mtr) - Reg.

Ref :

1. Applicants Thiru.R.Ponnaiah & Thiru.R.Elango, Online application number: AQMR3ZBS, dated:28.11.2024.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: AQMR3ZBS, dated: 26.12.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Mathi.4/10844/2024, dated:18.11.2024.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Thiru.R.Ponnaiah & Thiru.R.Elango, Online letter No: AQMR3ZBS dated: 10.02.2025, Gift deed document No:457/2025 dated: 29.01.2025
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 through online Letter No. AQMR3ZBS dated: 10.02.2025 (Requiring payment of Centage Fee &Development Fee)
15. Applicants Thiru.R.Ponnaiah & Thiru.R.Elango, Payment of Centage Fee, Development Fee, dated: 27.02.2025
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Application for layout approval has been scrutinized and permission is granted for S.F.Nos.438/3B,3C,3D,3E Noothulapuram Panchayat / Village - Nilakkottai Taluk – Dindigul District – Extent 0.91 Acres (3683.00 Sq.Mtr) The layout is approved, and the ROC NO: 4367/2019/TCP2, has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO:30/2025 by Town and Country and Planning Department.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 28.11.2024 Further the applicant Thiru.R.Ponnaiah & Thiru.R.Elango has gift deed the road, road splay and Public Purpose, OSR, Tangedco areas has been handed over to the President, Noothulapuram Panchayat on 21/02/2025. Hence, this residential layout has been approved
As per the condition, the layout has been approved by The Special Officer/Block Develepment Officer(VP) and Approved number issued ROC as 01/2025-2026/VP. And enclosed with 2 set of original maps and gift deeded documents.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.09.03 12:30:44

.....நிலக்கோட்டை..... ஒன்றியம்

.....நாகத்துலாபுரம்..... ஊராட்சி மன்றம்

தீர்மான நகல்

கூட்ட எண் .....09.....

தேதி .....04.09.2025.....

.....நாகத்துலாபுரம்..... ஊராட்சி மன்றத்தின் .....09..... வது கூட்டம்

.....2025..... வருடம் .....செப்டம்பர்..... மாதம் .....03..... ந் தேதி

.....புதன்கிழமை..... கிழமை காலை / மாலை .....11.00..... மணிக்கு ஊராட்சி மன்ற அலுவலகக்

கட்டிடத்தில் ஊராட்சி மன்றத் தலைவர் திரு / திருமதி .....திரு பா. நிவாரு கோவி, B.Sc.,.....

அவர்கள் தலைமையில் நடைபெற்றது. கூட்டத்திற்கு தலைவர் மற்றும் .....தனி அலுவலர்.....

உறுப்பினர்கள் கலந்து கொண்டனர். கீழ்க்கண்ட தீர்மானங்கள் நிறைவேற்றப்பட்டது.

பொருள்	தீர்மானம்
நிலக்கோட்டை வட்ட நகர் உரமைப்பு உதவி இயக்குநர் அவர்களின் கடிதம் ந.க.எண் : AAMP3 / BS / 2025 / ICP நாள் : 28.02.2025-ன்படி நிலக்கோட்டை உராட்சி ஒன்றியம், நாகத்துலாபுரம் உராட்சிக் குட்பட்ட சர்வே எண்கள் : 438/3B, 3C, 3D, 3E (3683.00 சதுர மீட்டர்) (0.91 ஏக்கர்) (30 மனைகள்) நோஷிவ்நுட்ப அனுமதி உருங்கப்பட்டதன் அடைப்படையிலும் மனைப்பிரிவு நியந்தனைகளில் குறிப்பிடப்பட்டுள்ள அனைத்து பணிகள் நிறைவு செய்து முடிக்கப்பட்டதன் அடிப்படையிலும் நாகத்துலாபுரம் உராட்சியில் அமைந்துள்ள 30 மனைகளுக்கு பட்டாக்கள் உருங்க தீர்மானம் அங்கீகரிக்க. (உண்மை நகல்) தனி அலுவலர் நாகத்துலாபுரம் ஊராட்சி நிலக்கோட்டை உராட்சி ஒன்றியம்	தீர்மானம் எண் : 91 தீர்மானம் அங்கீகரிக்கப்பட்டது.

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.