

RE

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Layout Application - Final Approval Letter



Roc No: 01/2024-25/VP

Date: 12/24/24 2:08 PM

From:

Village Panchayat

Kanakkanpatti

To :

Mr.SUBRAMANIYAN
6TH KURUKKU THERU , 241 PALANIYANDAVAR NAGAR,
Palani, Dindigul, 624601.

Online Application Number:

ZOJD8YH3

Sir/ Madam,

Sub :

Residential Layout - Dindigul District – Palani Taluk – Kanakkanpatti Panchayat / Village - S.F.No.13/5 –
Extent 1.40 Acres (5694.00 Sq.Mtr) - Reg.

Ref :

1. Applicants Mr.SUBRAMANIYAN, Online application number: ZOJD8YH3, dated: 13.09.2024.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: ZOJD8YH3, dated:04.10.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi. 4/7826/2024, dated: 21.08.2024 .
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Mr. SUBRAMANIYAN, Online letter No: ZOJD8YH3, dated: 17.10.2024, Gift deed document No: 2052/2024 and 2053/2024 dated: 08.10.2024
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. ZOJD8YH3, dated: 21.10.2024 (Requiring payment of Centage Fee & Development Fee)

15. Applicants Mr. SUBRAMANIYAN, Payment of Centage Fee, Development Fee, dated: 24.10.2024

Body:

Application for layout approval has been scrutinized, and permission is granted for S.F.No.13/5 – Extent 1.40 Acres (5694.00 Sq.Mtr) of Palani Taluk – Kanakkanpatti Panchayat / Village , Dindigul district . The layout is approved, and the ROC NO : L06QXR0/2024/TCP has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO: 205/2024 by Town and Country Planning Department .With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District, palani Taluk, Kanakkanpatti Panchayat/Village - S.F.No.13/5– Extent 1.40 Acres (5694.00 Sq.Mtr)

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director(i/c), District Town and Country Planning Office, Dindigul District. Further the Applicant Mr. SUBRAMANIYAN has gift deed the road, road splay, public purpose and TANGEDCO areas to The President, Kanakkanpatti Panchayat, on 08.10.2024.

As per the condition, the layout has been approved by Panchayat President and Approved number issued ROC as 01/2024-25/VP. and enclosed with 2 set of original maps and gift deeded documents .



Village

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

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



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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