

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 8/27/24 1:20 PM

From:

Village Panchayat

Maniyampadi

To :

Mr. J. NagarajaGuptha,
3A, Akrahara Street,
Kadathur Post,
Pappireddipatti Taluk,
Dharmapuri District – 635 303.

Online Application Number: E6DJEU21

Sir/ Madam,

Sub :

Residential Sub Division – Maniyampadi Panchayat Office, Dharmapuri District – Pappireddipatti Taluk,
Kadathur Panchayat Union – Maniyampadi Panchayat / Village S.F.No.246/2A2 - extent 0.12.15 Hectare –
Panchayat (Local body) Approval Issued - Reg.,

Ref :

- 1) Application No (SWP): E6DJEU21 submitted on 12.08.2024 through Single Window Portal by Mr.J.NAGARAJAGUPTHA,
- 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. E2/5299/2024 Dated: 12.08.2024 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 14.08.2024 Regarding to hand over the portion of land earmarked for Road.
- 17) Payment of OSR and Centage charges received from the applicant respectively on 14.08.2024 and 19.08.2024.
- 18) Payment of Panchayat Demand fees received from the applicant respectively on 22.08.2024
- 19) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 22.08.2024.

Body:

Residential Sub Division Application No. E6DJEU21 submitted on 12.08.2024.
Approval Issued for Residential Sub Division – Maniyampadi Panchayat Office, Dharmapuri District – Pappireddipatti Taluk, Kadathur Panchayat Union – Maniyampadi Panchayat / Village S.F.No.246/2A2 - extent 0.12.15 Hectare.



Village

Signature valid

Signed by: Village Panchayat President
Location: Dharmapuri
Date: 2024.08.27 13:20:18



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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