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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1

Date: 6/23/25 5:33 PM

From:

Village Panchayat

Vagurappampatti

To :

Mr MURUGAN and Mr RAJAVEL
No.28B, NEW STREET, KAMBAINALLUR VILLAGE & POST, KARIMANGALAM TALUK, DHARMAPURI DISTRICT - 635202.,Kambainallur,Karimangalam,Dharmapuri,635202

Online Application Number: M861KVN2

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office, Dharmapuri – Dharmapuri District – Karimangalam Taluk –
Morappur Panchayat Union – Vagurappampatti Panchayat / Village S.F.No. 380/1C2 - extent 0.26.31 Hectare – Technical
Approval Issued – Forwarded For Further Action –Reg.

Ref :

1) Application No (SWP): M861KVN2 submitted on 27.02.2025 through Single Window Portal by Mr MURUGAN and Mr
RAJAVEL,
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. E2/971/2025 Dated:25.02.2025 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 04.03.2025 Regarding to hand over the portion of land earmarked for Park.
16) Gift deed document no: 414/2025 Dated:05.03.2025 and 415/2025 Dated:05.03.2025.
17) Payment of OSR charges and Centage charges received from the applicant respectively on 06.03.2025 and 07.03.2025.

Body:

The application seeking technical clearance for the proposed formation of Residential Layout to an extent of 0.26.31 Hectare in
the land bearing
S.F.No. 380/1C2 at Vagurappampatti Panchayat / Village of Karimangalam Taluk, Morappur Panchayat Union, Dharmapuri
District was processed as per the
prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to
hand over the portion of land earmarked
for Road, Public purpose Meant for Local body and TANGEDCO.vide reference 15th cited above
On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as OSR charges and
Centage charges vide reference
17th cited above, the technical clearance is issued to the mentioned Residential Layout subject to the following conditions.
1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP
/DTCP/Dharmapuri / Layout No :
23/2025.
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the
respective acts.
3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the
approval issued shall be
forwarded to this office for record.
4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department
and the office of the
Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the
applicant to pay the requisite
charges for making mutation in the Tamil Nilam /Collabland website.
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Signature valid
Signed by: Village Panchayat President
Location:Dharmapuri
Date:2025.06.23 17:33:28
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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Chennai 600 097, India
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+91 9996 12 9996

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